

Demographic Detail Report

Rose Hill Shopping Center

610-666 Columbus Ave, Thornwood, NY 10594

Building Type: **General Retail**
 Secondary: **Storefront**
 GLA: **106,000 SF**
 Year Built: **1980**

Total Available: **2,000 SF**
 % Leased: **98.11%**
 Rent/SF/Yr: **Negotiable**



Radius	1 Mile	3 Mile	10 Mile
Population			
2030 Projection	5,510	35,374	488,687
2025 Estimate	5,527	35,136	482,724
2020 Census	5,753	35,025	474,059
Growth 2025 - 2030	-0.31%	0.68%	1.24%
Growth 2020 - 2025	-3.93%	0.32%	1.83%
2025 Population by Age			
	5,527	35,136	482,724
Age 0 - 4	262 4.74%	1,832 5.21%	24,871 5.15%
Age 5 - 9	289 5.23%	1,841 5.24%	25,578 5.30%
Age 10 - 14	330 5.97%	2,049 5.83%	28,044 5.81%
Age 15 - 19	345 6.24%	2,435 6.93%	30,644 6.35%
Age 20 - 24	337 6.10%	2,722 7.75%	30,058 6.23%
Age 25 - 29	303 5.48%	2,359 6.71%	27,013 5.60%
Age 30 - 34	275 4.98%	1,857 5.29%	25,946 5.37%
Age 35 - 39	292 5.28%	1,742 4.96%	27,238 5.64%
Age 40 - 44	354 6.40%	2,014 5.73%	30,633 6.35%
Age 45 - 49	380 6.88%	2,187 6.22%	31,882 6.60%
Age 50 - 54	388 7.02%	2,339 6.66%	32,782 6.79%
Age 55 - 59	389 7.04%	2,417 6.88%	33,189 6.88%
Age 60 - 64	408 7.38%	2,420 6.89%	33,174 6.87%
Age 65 - 69	370 6.69%	2,131 6.07%	29,982 6.21%
Age 70 - 74	292 5.28%	1,704 4.85%	24,819 5.14%
Age 75 - 79	205 3.71%	1,217 3.46%	18,516 3.84%
Age 80 - 84	144 2.61%	861 2.45%	13,311 2.76%
Age 85+	165 2.99%	1,009 2.87%	15,047 3.12%
Age 65+	1,176 21.28%	6,922 19.70%	101,675 21.06%
Median Age	44.70	41.80	43.60
Average Age	42.70	41.20	42.30

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Radius	1 Mile	3 Mile	10 Mile
2025 Population By Race	5,527	35,136	482,724
White	4,521 81.80%	27,154 77.28%	289,383 59.95%
Black	41 0.74%	1,130 3.22%	33,592 6.96%
Am. Indian & Alaskan	12 0.22%	92 0.26%	3,557 0.74%
Asian	244 4.41%	2,182 6.21%	40,543 8.40%
Hawaiian & Pacific Island	2 0.04%	6 0.02%	196 0.04%
Other	708 12.81%	4,572 13.01%	115,453 23.92%
Population by Hispanic Origin	5,527	35,136	482,724
Non-Hispanic Origin	4,858 87.90%	30,916 87.99%	370,449 76.74%
Hispanic Origin	669 12.10%	4,221 12.01%	112,275 23.26%
2025 Median Age, Male	43.60	41.20	42.20
2025 Average Age, Male	41.70	40.50	41.10
2025 Median Age, Female	45.70	42.50	45.00
2025 Average Age, Female	43.60	41.80	43.30
2025 Population by Occupation Classification	4,578	28,930	398,123
Civilian Employed	3,105 67.82%	17,872 61.78%	253,633 63.71%
Civilian Unemployed	51 1.11%	632 2.18%	7,672 1.93%
Civilian Non-Labor Force	1,422 31.06%	10,426 36.04%	136,762 34.35%
Armed Forces	0 0.00%	0 0.00%	56 0.01%
Households by Marital Status			
Married	1,242	7,292	94,824
Married No Children	696	3,930	52,455
Married w/Children	546	3,362	42,369
2025 Population by Education	4,271	25,647	363,745
Some High School, No Diploma	323 7.56%	1,570 6.12%	27,281 7.50%
High School Grad (Incl Equivalency)	658 15.41%	3,216 12.54%	48,992 13.47%
Some College, No Degree	848 19.85%	4,017 15.66%	58,076 15.97%
Associate Degree	306 7.16%	1,390 5.42%	20,215 5.56%
Bachelor Degree	1,107 25.92%	7,620 29.71%	98,338 27.03%
Advanced Degree	1,029 24.09%	7,834 30.55%	110,843 30.47%

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Radius	1 Mile		3 Mile		10 Mile	
2025 Population by Occupation	6,044		35,660		513,628	
Real Estate & Finance	259	4.29%	1,924	5.40%	32,870	6.40%
Professional & Management	2,140	35.41%	14,193	39.80%	187,382	36.48%
Public Administration	267	4.42%	804	2.25%	9,007	1.75%
Education & Health	765	12.66%	4,996	14.01%	68,115	13.26%
Services	436	7.21%	2,261	6.34%	37,399	7.28%
Information	82	1.36%	572	1.60%	8,435	1.64%
Sales	694	11.48%	3,167	8.88%	46,052	8.97%
Transportation	454	7.51%	2,583	7.24%	41,716	8.12%
Retail	231	3.82%	1,069	3.00%	18,126	3.53%
Wholesale	57	0.94%	457	1.28%	6,161	1.20%
Manufacturing	125	2.07%	515	1.44%	10,607	2.07%
Production	103	1.70%	640	1.79%	12,349	2.40%
Construction	258	4.27%	1,080	3.03%	14,350	2.79%
Utilities	74	1.22%	546	1.53%	7,661	1.49%
Agriculture & Mining	0	0.00%	60	0.17%	620	0.12%
Farming, Fishing, Forestry	0	0.00%	35	0.10%	296	0.06%
Other Services	99	1.64%	758	2.13%	12,482	2.43%
2025 Worker Travel Time to Job	2,785		15,317		214,856	
<30 Minutes	1,566	56.23%	8,817	57.56%	115,012	53.53%
30-60 Minutes	703	25.24%	3,341	21.81%	54,554	25.39%
60+ Minutes	516	18.53%	3,159	20.62%	45,290	21.08%
2020 Households by HH Size	1,932		11,329		171,826	
1-Person Households	308	15.94%	2,129	18.79%	42,723	24.86%
2-Person Households	558	28.88%	3,248	28.67%	49,800	28.98%
3-Person Households	356	18.43%	2,058	18.17%	28,691	16.70%
4-Person Households	428	22.15%	2,449	21.62%	30,160	17.55%
5-Person Households	193	9.99%	1,018	8.99%	13,062	7.60%
6-Person Households	51	2.64%	275	2.43%	4,665	2.71%
7 or more Person Households	38	1.97%	152	1.34%	2,725	1.59%
2025 Average Household Size	2.90		2.80		2.60	
Households						
2030 Projection	1,833		11,341		177,052	
2025 Estimate	1,841		11,279		174,787	
2020 Census	1,932		11,330		171,827	
Growth 2025 - 2030	-0.43%		0.55%		1.30%	
Growth 2020 - 2025	-4.71%		-0.45%		1.72%	



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Radius	1 Mile		3 Mile		10 Mile		
2025 Households by HH Income	1,842		11,279		174,786		
<\$25,000	57	3.09%	744	6.60%	15,670	8.97%	
\$25,000 - \$50,000	157	8.52%	925	8.20%	15,464	8.85%	
\$50,000 - \$75,000	142	7.71%	880	7.80%	15,916	9.11%	
\$75,000 - \$100,000	269	14.60%	1,110	9.84%	15,384	8.80%	
\$100,000 - \$125,000	69	3.75%	681	6.04%	15,558	8.90%	
\$125,000 - \$150,000	125	6.79%	808	7.16%	12,523	7.16%	
\$150,000 - \$200,000	185	10.04%	1,243	11.02%	18,865	10.79%	
\$200,000+	838	45.49%	4,888	43.34%	65,406	37.42%	
2025 Avg Household Income	\$193,761		\$187,701		\$172,667		
2025 Med Household Income	\$177,567		\$169,770		\$143,767		
2025 Occupied Housing	1,842		11,278		174,787		
Owner Occupied	1,549	84.09%	9,210	81.66%	117,045	66.96%	
Renter Occupied	293	15.91%	2,068	18.34%	57,742	33.04%	
2020 Housing Units	1,956		12,018		188,434		
1 Unit	1,794	91.72%	9,700	80.71%	109,949	58.35%	
2 - 4 Units	125	6.39%	1,201	9.99%	25,634	13.60%	
5 - 19 Units	12	0.61%	679	5.65%	17,272	9.17%	
20+ Units	25	1.28%	438	3.64%	35,579	18.88%	
2025 Housing Value	1,549		9,211		117,045		
<\$100,000	0	0.00%	140	1.52%	2,075	1.77%	
\$100,000 - \$200,000	0	0.00%	35	0.38%	4,571	3.91%	
\$200,000 - \$300,000	13	0.84%	118	1.28%	4,630	3.96%	
\$300,000 - \$400,000	0	0.00%	243	2.64%	6,801	5.81%	
\$400,000 - \$500,000	107	6.91%	415	4.51%	8,543	7.30%	
\$500,000 - \$1,000,000	1,183	76.37%	5,975	64.87%	55,339	47.28%	
\$1,000,000+	246	15.88%	2,285	24.81%	35,086	29.98%	
2025 Median Home Value	\$776,627		\$805,815		\$788,246		
2025 Housing Units by Yr Built	1,957		12,044		188,634		
Built 2010+	39	1.99%	674	5.60%	15,687	8.32%	
Built 2000 - 2010	86	4.39%	421	3.50%	11,014	5.84%	
Built 1990 - 1999	102	5.21%	643	5.34%	11,739	6.22%	
Built 1980 - 1989	111	5.67%	1,016	8.44%	16,676	8.84%	
Built 1970 - 1979	235	12.01%	1,320	10.96%	17,249	9.14%	
Built 1960 - 1969	421	21.51%	1,748	14.51%	26,232	13.91%	
Built 1950 - 1959	676	34.54%	3,181	26.41%	34,021	18.04%	
Built <1949	287	14.67%	3,041	25.25%	56,016	29.70%	
2025 Median Year Built	1959		1958		1961		

