

# Demographic Detail Report

8 Joyce Rd, New Rochelle, NY 10801

Building Type: **General Retail**  
 Secondary: **Storefront**  
 GLA: **103,131 SF**  
 Year Built: **1967**

Total Available: **12,873 SF**  
 % Leased: **88.9%**  
 Rent/SF/Yr: **Negotiable**



| Radius                 | 1 Mile |        | 3 Mile  |        | 5 Mile  |        |
|------------------------|--------|--------|---------|--------|---------|--------|
| Population             |        |        |         |        |         |        |
| 2030 Projection        | 46,139 |        | 159,291 |        | 465,391 |        |
| 2025 Estimate          | 45,151 |        | 158,092 |        | 473,553 |        |
| 2020 Census            | 42,009 |        | 157,000 |        | 510,402 |        |
|                        |        |        |         |        |         |        |
| Growth 2025 - 2030     | 2.19%  |        | 0.76%   |        | -1.72%  |        |
| Growth 2020 - 2025     | 7.48%  |        | 0.70%   |        | -7.22%  |        |
|                        |        |        |         |        |         |        |
| 2025 Population by Age | 45,151 |        | 158,092 |        | 473,553 |        |
| Age 0 - 4              | 2,725  | 6.04%  | 8,588   | 5.43%  | 25,744  | 5.44%  |
| Age 5 - 9              | 2,451  | 5.43%  | 8,806   | 5.57%  | 25,537  | 5.39%  |
| Age 10 - 14            | 2,377  | 5.26%  | 9,470   | 5.99%  | 27,296  | 5.76%  |
| Age 15 - 19            | 2,769  | 6.13%  | 10,130  | 6.41%  | 28,821  | 6.09%  |
| Age 20 - 24            | 3,316  | 7.34%  | 10,119  | 6.40%  | 28,731  | 6.07%  |
| Age 25 - 29            | 3,355  | 7.43%  | 9,424   | 5.96%  | 27,838  | 5.88%  |
| Age 30 - 34            | 3,221  | 7.13%  | 9,122   | 5.77%  | 28,196  | 5.95%  |
| Age 35 - 39            | 3,085  | 6.83%  | 9,330   | 5.90%  | 28,587  | 6.04%  |
| Age 40 - 44            | 3,120  | 6.91%  | 10,325  | 6.53%  | 30,053  | 6.35%  |
| Age 45 - 49            | 2,969  | 6.58%  | 10,593  | 6.70%  | 30,304  | 6.40%  |
| Age 50 - 54            | 2,788  | 6.17%  | 10,665  | 6.75%  | 30,890  | 6.52%  |
| Age 55 - 59            | 2,691  | 5.96%  | 10,539  | 6.67%  | 31,582  | 6.67%  |
| Age 60 - 64            | 2,611  | 5.78%  | 10,214  | 6.46%  | 31,720  | 6.70%  |
| Age 65 - 69            | 2,314  | 5.13%  | 9,039   | 5.72%  | 28,630  | 6.05%  |
| Age 70 - 74            | 1,927  | 4.27%  | 7,526   | 4.76%  | 23,909  | 5.05%  |
| Age 75 - 79            | 1,420  | 3.15%  | 5,631   | 3.56%  | 18,349  | 3.87%  |
| Age 80 - 84            | 988    | 2.19%  | 4,001   | 2.53%  | 13,185  | 2.78%  |
| Age 85+                | 1,023  | 2.27%  | 4,569   | 2.89%  | 14,180  | 2.99%  |
|                        |        |        |         |        |         |        |
| Age 65+                | 7,672  | 16.99% | 30,766  | 19.46% | 98,253  | 20.75% |
|                        |        |        |         |        |         |        |
| Median Age             | 38.80  |        | 42.00   |        | 42.70   |        |
| Average Age            | 39.50  |        | 41.20   |        | 41.90   |        |

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| Radius                                              | 1 Mile        |        | 3 Mile         |        | 5 Mile         |        |
|-----------------------------------------------------|---------------|--------|----------------|--------|----------------|--------|
| <b>2025 Population By Race</b>                      | <b>45,151</b> |        | <b>158,092</b> |        | <b>473,553</b> |        |
| White                                               | 13,529        | 29.96% | 69,729         | 44.11% | 173,120        | 36.56% |
| Black                                               | 10,865        | 24.06% | 39,841         | 25.20% | 161,245        | 34.05% |
| Am. Indian & Alaskan                                | 839           | 1.86%  | 1,536          | 0.97%  | 3,613          | 0.76%  |
| Asian                                               | 2,273         | 5.03%  | 6,398          | 4.05%  | 22,541         | 4.76%  |
| Hawaiian & Pacific Island                           | 50            | 0.11%  | 120            | 0.08%  | 329            | 0.07%  |
| Other                                               | 17,595        | 38.97% | 40,468         | 25.60% | 112,706        | 23.80% |
| <b>Population by Hispanic Origin</b>                | <b>45,151</b> |        | <b>158,092</b> |        | <b>473,553</b> |        |
| Non-Hispanic Origin                                 | 26,389        | 58.45% | 118,746        | 75.11% | 360,016        | 76.02% |
| Hispanic Origin                                     | 18,762        | 41.55% | 39,346         | 24.89% | 113,537        | 23.98% |
| <b>2025 Median Age, Male</b>                        | <b>37.70</b>  |        | <b>40.40</b>   |        | <b>40.60</b>   |        |
| <b>2025 Average Age, Male</b>                       | <b>38.50</b>  |        | <b>39.90</b>   |        | <b>40.30</b>   |        |
| <b>2025 Median Age, Female</b>                      | <b>39.90</b>  |        | <b>43.50</b>   |        | <b>44.60</b>   |        |
| <b>2025 Average Age, Female</b>                     | <b>40.50</b>  |        | <b>42.40</b>   |        | <b>43.40</b>   |        |
| <b>2025 Population by Occupation Classification</b> | <b>37,047</b> |        | <b>129,206</b> |        | <b>389,201</b> |        |
| Civilian Employed                                   | 23,800        | 64.24% | 81,746         | 63.27% | 237,553        | 61.04% |
| Civilian Unemployed                                 | 857           | 2.31%  | 2,747          | 2.13%  | 9,210          | 2.37%  |
| Civilian Non-Labor Force                            | 12,380        | 33.42% | 44,638         | 34.55% | 142,163        | 36.53% |
| Armed Forces                                        | 10            | 0.03%  | 75             | 0.06%  | 275            | 0.07%  |
| <b>Households by Marital Status</b>                 |               |        |                |        |                |        |
| Married                                             | 6,259         |        | 26,062         |        | 70,390         |        |
| Married No Children                                 | 3,441         |        | 13,785         |        | 40,026         |        |
| Married w/Children                                  | 2,818         |        | 12,277         |        | 30,364         |        |
| <b>2025 Population by Education</b>                 | <b>34,582</b> |        | <b>117,543</b> |        | <b>354,685</b> |        |
| Some High School, No Diploma                        | 5,381         | 15.56% | 12,644         | 10.76% | 42,778         | 12.06% |
| High School Grad (Incl Equivalency)                 | 7,803         | 22.56% | 21,146         | 17.99% | 76,608         | 21.60% |
| Some College, No Degree                             | 6,115         | 17.68% | 21,033         | 17.89% | 74,243         | 20.93% |
| Associate Degree                                    | 3,069         | 8.87%  | 6,564          | 5.58%  | 17,260         | 4.87%  |
| Bachelor Degree                                     | 6,013         | 17.39% | 26,742         | 22.75% | 75,555         | 21.30% |
| Advanced Degree                                     | 6,201         | 17.93% | 29,414         | 25.02% | 68,241         | 19.24% |

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| Radius                         | 1 Mile |        | 3 Mile  |        | 5 Mile  |        |
|--------------------------------|--------|--------|---------|--------|---------|--------|
| 2025 Population by Occupation  | 47,873 |        | 172,704 |        | 517,430 |        |
| Real Estate & Finance          | 1,512  | 3.16%  | 8,248   | 4.78%  | 22,910  | 4.43%  |
| Professional & Management      | 12,570 | 26.26% | 54,309  | 31.45% | 139,168 | 26.90% |
| Public Administration          | 834    | 1.74%  | 2,738   | 1.59%  | 9,944   | 1.92%  |
| Education & Health             | 6,940  | 14.50% | 25,493  | 14.76% | 79,325  | 15.33% |
| Services                       | 4,912  | 10.26% | 13,206  | 7.65%  | 46,596  | 9.01%  |
| Information                    | 636    | 1.33%  | 2,823   | 1.63%  | 6,630   | 1.28%  |
| Sales                          | 5,186  | 10.83% | 15,264  | 8.84%  | 49,314  | 9.53%  |
| Transportation                 | 5,157  | 10.77% | 20,321  | 11.77% | 73,660  | 14.24% |
| Retail                         | 1,930  | 4.03%  | 6,487   | 3.76%  | 19,566  | 3.78%  |
| Wholesale                      | 777    | 1.62%  | 2,063   | 1.19%  | 5,068   | 0.98%  |
| Manufacturing                  | 1,024  | 2.14%  | 3,070   | 1.78%  | 7,505   | 1.45%  |
| Production                     | 1,957  | 4.09%  | 5,656   | 3.27%  | 17,305  | 3.34%  |
| Construction                   | 2,003  | 4.18%  | 5,045   | 2.92%  | 14,633  | 2.83%  |
| Utilities                      | 887    | 1.85%  | 3,337   | 1.93%  | 12,551  | 2.43%  |
| Agriculture & Mining           | 82     | 0.17%  | 159     | 0.09%  | 691     | 0.13%  |
| Farming, Fishing, Forestry     | 56     | 0.12%  | 117     | 0.07%  | 523     | 0.10%  |
| Other Services                 | 1,410  | 2.95%  | 4,368   | 2.53%  | 12,041  | 2.33%  |
| 2025 Worker Travel Time to Job | 21,715 |        | 71,794  |        | 213,669 |        |
| <30 Minutes                    | 10,846 | 49.95% | 33,079  | 46.07% | 87,071  | 40.75% |
| 30-60 Minutes                  | 7,140  | 32.88% | 24,090  | 33.55% | 68,894  | 32.24% |
| 60+ Minutes                    | 3,729  | 17.17% | 14,625  | 20.37% | 57,704  | 27.01% |
| 2020 Households by HH Size     | 15,043 |        | 56,538  |        | 190,706 |        |
| 1-Person Households            | 4,821  | 32.05% | 15,760  | 27.88% | 56,428  | 29.59% |
| 2-Person Households            | 3,826  | 25.43% | 14,882  | 26.32% | 50,952  | 26.72% |
| 3-Person Households            | 2,381  | 15.83% | 9,307   | 16.46% | 32,085  | 16.82% |
| 4-Person Households            | 2,146  | 14.27% | 9,359   | 16.55% | 27,932  | 14.65% |
| 5-Person Households            | 1,104  | 7.34%  | 4,539   | 8.03%  | 13,835  | 7.25%  |
| 6-Person Households            | 470    | 3.12%  | 1,733   | 3.07%  | 5,804   | 3.04%  |
| 7 or more Person Households    | 295    | 1.96%  | 958     | 1.69%  | 3,670   | 1.92%  |
| 2025 Average Household Size    | 2.50   |        | 2.60    |        | 2.50    |        |
| Households                     |        |        |         |        |         |        |
| 2030 Projection                | 16,763 |        | 57,693  |        | 174,255 |        |
| 2025 Estimate                  | 16,355 |        | 57,169  |        | 177,238 |        |
| 2020 Census                    | 15,043 |        | 56,538  |        | 190,705 |        |
| Growth 2025 - 2030             | 2.49%  |        | 0.92%   |        | -1.68%  |        |
| Growth 2020 - 2025             | 8.72%  |        | 1.12%   |        | -7.06%  |        |

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|---------------------------------------|------------------|--------|------------------|--------|------------------|
| Radius                                | 1 Mile           |        | 3 Mile           |        | 5 Mile           |
| <b>2025 Households by HH Income</b>   | <b>16,356</b>    |        | <b>57,171</b>    |        | <b>177,238</b>   |
| <\$25,000                             | 2,921            | 17.86% | 7,984            | 13.97% | 29,386 16.58%    |
| \$25,000 - \$50,000                   | 2,583            | 15.79% | 6,930            | 12.12% | 24,202 13.66%    |
| \$50,000 - \$75,000                   | 1,670            | 10.21% | 5,530            | 9.67%  | 21,866 12.34%    |
| \$75,000 - \$100,000                  | 1,569            | 9.59%  | 5,838            | 10.21% | 18,851 10.64%    |
| \$100,000 - \$125,000                 | 1,836            | 11.23% | 5,126            | 8.97%  | 17,011 9.60%     |
| \$125,000 - \$150,000                 | 1,079            | 6.60%  | 3,627            | 6.34%  | 11,049 6.23%     |
| \$150,000 - \$200,000                 | 1,509            | 9.23%  | 5,815            | 10.17% | 18,026 10.17%    |
| \$200,000+                            | 3,189            | 19.50% | 16,321           | 28.55% | 36,847 20.79%    |
| <b>2025 Avg Household Income</b>      | <b>\$121,207</b> |        | <b>\$146,367</b> |        | <b>\$125,917</b> |
| <b>2025 Med Household Income</b>      | <b>\$90,997</b>  |        | <b>\$111,234</b> |        | <b>\$92,459</b>  |
| <b>2025 Occupied Housing</b>          | <b>16,355</b>    |        | <b>57,168</b>    |        | <b>177,237</b>   |
| Owner Occupied                        | 5,629            | 34.42% | 30,882           | 54.02% | 90,959 51.32%    |
| Renter Occupied                       | 10,726           | 65.58% | 26,286           | 45.98% | 86,278 48.68%    |
| <b>2020 Housing Units</b>             | <b>17,567</b>    |        | <b>62,040</b>    |        | <b>208,764</b>   |
| 1 Unit                                | 4,502            | 25.63% | 27,101           | 43.68% | 74,869 35.86%    |
| 2 - 4 Units                           | 2,650            | 15.09% | 8,581            | 13.83% | 45,243 21.67%    |
| 5 - 19 Units                          | 2,336            | 13.30% | 6,127            | 9.88%  | 18,175 8.71%     |
| 20+ Units                             | 8,079            | 45.99% | 20,231           | 32.61% | 70,477 33.76%    |
| <b>2025 Housing Value</b>             | <b>5,629</b>     |        | <b>30,883</b>    |        | <b>90,959</b>    |
| <\$100,000                            | 251              | 4.46%  | 1,052            | 3.41%  | 8,822 9.70%      |
| \$100,000 - \$200,000                 | 616              | 10.94% | 2,675            | 8.66%  | 7,591 8.35%      |
| \$200,000 - \$300,000                 | 592              | 10.52% | 2,214            | 7.17%  | 6,495 7.14%      |
| \$300,000 - \$400,000                 | 400              | 7.11%  | 1,919            | 6.21%  | 6,079 6.68%      |
| \$400,000 - \$500,000                 | 475              | 8.44%  | 1,623            | 5.26%  | 5,720 6.29%      |
| \$500,000 - \$1,000,000               | 2,693            | 47.84% | 12,656           | 40.98% | 40,046 44.03%    |
| \$1,000,000+                          | 602              | 10.69% | 8,744            | 28.31% | 16,206 17.82%    |
| <b>2025 Median Home Value</b>         | <b>\$589,213</b> |        | <b>\$735,402</b> |        | <b>\$634,501</b> |
| <b>2025 Housing Units by Yr Built</b> | <b>17,725</b>    |        | <b>62,312</b>    |        | <b>209,655</b>   |
| Built 2010+                           | 2,384            | 13.45% | 5,459            | 8.76%  | 18,110 8.64%     |
| Built 2000 - 2010                     | 1,732            | 9.77%  | 2,932            | 4.71%  | 6,850 3.27%      |
| Built 1990 - 1999                     | 414              | 2.34%  | 1,603            | 2.57%  | 6,061 2.89%      |
| Built 1980 - 1989                     | 653              | 3.68%  | 2,276            | 3.65%  | 7,391 3.53%      |
| Built 1970 - 1979                     | 784              | 4.42%  | 3,084            | 4.95%  | 14,567 6.95%     |
| Built 1960 - 1969                     | 1,843            | 10.40% | 5,634            | 9.04%  | 31,384 14.97%    |
| Built 1950 - 1959                     | 1,731            | 9.77%  | 9,083            | 14.58% | 36,371 17.35%    |
| Built <1949                           | 8,184            | 46.17% | 32,241           | 51.74% | 88,921 42.41%    |
| <b>2025 Median Year Built</b>         | <b>1953</b>      |        | <b>1949</b>      |        | <b>1953</b>      |

