

Demographic Detail Report

Harriman Commons

215 Larkin Dr, Monroe, NY 10950

Building Type: **General Retail**
 Secondary: **Freestanding**
 GLA: **109,667 SF**
 Year Built: **1975**

Total Available: **17,128 SF**
 % Leased: **95.9%**
 Rent/SF/Yr: **Negotiable**



Radius	3 Mile		5 Mile		10 Mile	
Population						
2030 Projection	66,777		83,727		149,268	
2025 Estimate	64,809		81,276		145,358	
2020 Census	60,012		75,336		137,160	
Growth 2025 - 2030	3.04%		3.02%		2.69%	
Growth 2020 - 2025	7.99%		7.88%		5.98%	
2025 Population by Age	64,809		81,276		145,358	
Age 0 - 4	5,459	8.42%	6,496	7.99%	9,930	6.83%
Age 5 - 9	7,472	11.53%	8,671	10.67%	12,235	8.42%
Age 10 - 14	7,758	11.97%	9,040	11.12%	12,862	8.85%
Age 15 - 19	7,106	10.96%	8,397	10.33%	12,514	8.61%
Age 20 - 24	6,109	9.43%	7,311	9.00%	11,480	7.90%
Age 25 - 29	4,694	7.24%	5,729	7.05%	9,449	6.50%
Age 30 - 34	3,708	5.72%	4,660	5.73%	8,151	5.61%
Age 35 - 39	3,372	5.20%	4,327	5.32%	7,933	5.46%
Age 40 - 44	3,383	5.22%	4,374	5.38%	8,254	5.68%
Age 45 - 49	3,121	4.82%	4,106	5.05%	8,070	5.55%
Age 50 - 54	2,744	4.23%	3,774	4.64%	8,056	5.54%
Age 55 - 59	2,373	3.66%	3,419	4.21%	8,076	5.56%
Age 60 - 64	2,081	3.21%	3,081	3.79%	7,761	5.34%
Age 65 - 69	1,837	2.83%	2,713	3.34%	6,903	4.75%
Age 70 - 74	1,462	2.26%	2,108	2.59%	5,378	3.70%
Age 75 - 79	1,039	1.60%	1,484	1.83%	3,854	2.65%
Age 80 - 84	613	0.95%	888	1.09%	2,419	1.66%
Age 85+	478	0.74%	700	0.86%	2,035	1.40%
Age 65+	5,429	8.38%	7,893	9.71%	20,589	14.16%
Median Age	23.80		25.60		32.60	
Average Age	29.10		30.70		35.40	

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Radius	3 Mile		5 Mile		10 Mile
2025 Population By Race	64,809		81,276		145,358
White	45,403	70.06%	56,574	69.61%	100,514 69.15%
Black	2,719	4.20%	3,974	4.89%	9,475 6.52%
Am. Indian & Alaskan	974	1.50%	1,347	1.66%	2,163 1.49%
Asian	1,747	2.70%	2,328	2.86%	4,635 3.19%
Hawaiian & Pacific Island	0	0.00%	0	0.00%	1 0.00%
Other	13,967	21.55%	17,054	20.98%	28,569 19.65%
Population by Hispanic Origin	64,809		81,276		145,358
Non-Hispanic Origin	56,360	86.96%	69,457	85.46%	120,687 83.03%
Hispanic Origin	8,449	13.04%	11,819	14.54%	24,670 16.97%
2025 Median Age, Male	23.20		24.90		31.40
2025 Average Age, Male	28.30		30.00		34.60
2025 Median Age, Female	24.40		26.40		33.80
2025 Average Age, Female	29.80		31.40		36.30
2025 Population by Occupation Classification	42,701		55,394		107,834
Civilian Employed	24,611	57.64%	32,406	58.50%	65,212 60.47%
Civilian Unemployed	875	2.05%	1,334	2.41%	2,392 2.22%
Civilian Non-Labor Force	17,200	40.28%	21,625	39.04%	39,984 37.08%
Armed Forces	15	0.04%	29	0.05%	246 0.23%
Households by Marital Status					
Married	11,486		14,649		27,665
Married No Children	3,872		5,528		13,348
Married w/Children	7,614		9,121		14,317
2025 Population by Education	32,070		42,898		90,187
Some High School, No Diploma	5,371	16.75%	5,835	13.60%	9,299 10.31%
High School Grad (Incl Equivalency)	9,023	28.14%	11,469	26.74%	22,098 24.50%
Some College, No Degree	7,595	23.68%	11,592	27.02%	24,503 27.17%
Associate Degree	1,165	3.63%	1,537	3.58%	3,851 4.27%
Bachelor Degree	5,424	16.91%	7,419	17.29%	17,237 19.11%
Advanced Degree	3,492	10.89%	5,046	11.76%	13,199 14.64%

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Radius	3 Mile		5 Mile		10 Mile	
2025 Population by Occupation	49,073		64,073		126,638	
Real Estate & Finance	1,405	2.86%	1,869	2.92%	4,101	3.24%
Professional & Management	12,828	26.14%	16,504	25.76%	34,828	27.50%
Public Administration	1,094	2.23%	1,455	2.27%	3,557	2.81%
Education & Health	7,120	14.51%	9,162	14.30%	18,416	14.54%
Services	3,686	7.51%	4,739	7.40%	9,635	7.61%
Information	524	1.07%	752	1.17%	1,531	1.21%
Sales	6,499	13.24%	8,334	13.01%	15,502	12.24%
Transportation	2,745	5.59%	3,526	5.50%	5,448	4.30%
Retail	3,499	7.13%	4,500	7.02%	8,239	6.51%
Wholesale	917	1.87%	1,295	2.02%	2,248	1.78%
Manufacturing	2,003	4.08%	2,389	3.73%	4,272	3.37%
Production	2,444	4.98%	3,134	4.89%	5,943	4.69%
Construction	1,882	3.84%	3,049	4.76%	6,099	4.82%
Utilities	1,177	2.40%	1,677	2.62%	3,803	3.00%
Agriculture & Mining	65	0.13%	208	0.32%	354	0.28%
Farming, Fishing, Forestry	137	0.28%	138	0.22%	190	0.15%
Other Services	1,048	2.14%	1,342	2.09%	2,472	1.95%
2025 Worker Travel Time to Job	22,496		29,676		59,399	
<30 Minutes	12,749	56.67%	15,522	52.30%	29,558	49.76%
30-60 Minutes	5,223	23.22%	7,395	24.92%	16,135	27.16%
60+ Minutes	4,524	20.11%	6,759	22.78%	13,706	23.07%
2020 Households by HH Size	14,619		19,333		40,860	
1-Person Households	1,844	12.61%	2,615	13.53%	6,928	16.96%
2-Person Households	3,228	22.08%	4,506	23.31%	11,154	27.30%
3-Person Households	2,437	16.67%	3,257	16.85%	7,173	17.56%
4-Person Households	2,321	15.88%	3,272	16.92%	7,045	17.24%
5-Person Households	1,478	10.11%	1,936	10.01%	3,702	9.06%
6-Person Households	986	6.74%	1,200	6.21%	1,876	4.59%
7 or more Person Households	2,325	15.90%	2,547	13.17%	2,982	7.30%
2025 Average Household Size	3.90		3.70		3.20	
Households						
2030 Projection	16,357		21,597		44,451	
2025 Estimate	15,859		20,945		43,283	
2020 Census	14,619		19,333		40,861	
Growth 2025 - 2030	3.14%		3.11%		2.70%	
Growth 2020 - 2025	8.48%		8.34%		5.93%	

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Radius	3 Mile		5 Mile		10 Mile
2025 Households by HH Income	15,858		20,945		43,283
<\$25,000	1,871	11.80%	2,231	10.65%	3,680 8.50%
\$25,000 - \$50,000	3,044	19.20%	3,616	17.26%	5,547 12.82%
\$50,000 - \$75,000	2,545	16.05%	3,355	16.02%	6,656 15.38%
\$75,000 - \$100,000	1,851	11.67%	2,457	11.73%	4,785 11.06%
\$100,000 - \$125,000	1,613	10.17%	2,052	9.80%	4,577 10.57%
\$125,000 - \$150,000	952	6.00%	1,464	6.99%	3,305 7.64%
\$150,000 - \$200,000	1,779	11.22%	2,618	12.50%	6,932 16.02%
\$200,000+	2,203	13.89%	3,152	15.05%	7,801 18.02%
2025 Avg Household Income	\$111,042		\$117,013		\$131,286
2025 Med Household Income	\$81,334		\$87,927		\$105,317
2025 Occupied Housing	15,859		20,945		43,283
Owner Occupied	9,141	57.64%	13,288	63.44%	31,350 72.43%
Renter Occupied	6,718	42.36%	7,657	36.56%	11,933 27.57%
2020 Housing Units	17,084		22,747		46,364
1 Unit	8,166	47.80%	13,339	58.64%	34,145 73.65%
2 - 4 Units	1,805	10.57%	1,914	8.41%	3,067 6.62%
5 - 19 Units	5,972	34.96%	6,238	27.42%	7,375 15.91%
20+ Units	1,141	6.68%	1,256	5.52%	1,777 3.83%
2025 Housing Value	9,141		13,289		31,350
<\$100,000	292	3.19%	445	3.35%	956 3.05%
\$100,000 - \$200,000	256	2.80%	478	3.60%	1,041 3.32%
\$200,000 - \$300,000	570	6.24%	945	7.11%	2,759 8.80%
\$300,000 - \$400,000	1,686	18.44%	2,367	17.81%	6,064 19.34%
\$400,000 - \$500,000	1,726	18.88%	2,602	19.58%	6,252 19.94%
\$500,000 - \$1,000,000	4,008	43.85%	5,653	42.54%	12,587 40.15%
\$1,000,000+	603	6.60%	799	6.01%	1,691 5.39%
2025 Median Home Value	\$505,052		\$492,601		\$477,654
2025 Housing Units by Yr Built	17,277		22,942		47,104
Built 2010+	3,855	22.31%	4,269	18.61%	6,246 13.26%
Built 2000 - 2010	2,918	16.89%	3,721	16.22%	6,798 14.43%
Built 1990 - 1999	2,559	14.81%	2,975	12.97%	5,684 12.07%
Built 1980 - 1989	2,574	14.90%	3,357	14.63%	7,001 14.86%
Built 1970 - 1979	1,532	8.87%	2,254	9.82%	5,746 12.20%
Built 1960 - 1969	1,067	6.18%	1,976	8.61%	4,408 9.36%
Built 1950 - 1959	822	4.76%	1,397	6.09%	3,757 7.98%
Built <1949	1,950	11.29%	2,993	13.05%	7,464 15.85%
2025 Median Year Built	1992		1987		1982