

## Demographic Detail Report

**120 S Columbus Ave, Mount Vernon, NY 10553**

Building Type: **Industrial**  
 RBA: **70,000 SF**  
 Land Area: **1.73 AC**  
 Total **67,500 SF**

Warehse Avail: **67,500 SF**  
 Office Avail: **-**  
 % Leased: **3.57%**  
 Rent/SF/Yr: **Negotiable**



| Radius                 | 1 Mile |        | 3 Mile  |        | 5 Mile  |        |
|------------------------|--------|--------|---------|--------|---------|--------|
| Population             |        |        |         |        |         |        |
| 2029 Projection        | 45,143 |        | 321,987 |        | 839,016 |        |
| 2024 Estimate          | 46,887 |        | 341,297 |        | 888,686 |        |
| 2020 Census            | 51,500 |        | 381,902 |        | 963,162 |        |
|                        |        |        |         |        |         |        |
| Growth 2024 - 2029     | -3.72% |        | -5.66%  |        | -5.59%  |        |
| Growth 2020 - 2024     | -8.96% |        | -10.63% |        | -7.73%  |        |
|                        |        |        |         |        |         |        |
| 2024 Population by Age | 46,887 |        | 341,297 |        | 888,686 |        |
| Age 0 - 4              | 2,701  | 5.76%  | 19,135  | 5.61%  | 52,415  | 5.90%  |
| Age 5 - 9              | 2,637  | 5.62%  | 18,203  | 5.33%  | 50,651  | 5.70%  |
| Age 10 - 14            | 2,698  | 5.75%  | 19,221  | 5.63%  | 53,460  | 6.02%  |
| Age 15 - 19            | 2,706  | 5.77%  | 20,427  | 5.99%  | 55,370  | 6.23%  |
| Age 20 - 24            | 2,792  | 5.95%  | 21,774  | 6.38%  | 57,390  | 6.46%  |
| Age 25 - 29            | 2,970  | 6.33%  | 22,007  | 6.45%  | 58,520  | 6.59%  |
| Age 30 - 34            | 3,147  | 6.71%  | 22,383  | 6.56%  | 60,895  | 6.85%  |
| Age 35 - 39            | 3,196  | 6.82%  | 21,673  | 6.35%  | 57,920  | 6.52%  |
| Age 40 - 44            | 3,204  | 6.83%  | 22,008  | 6.45%  | 58,149  | 6.54%  |
| Age 45 - 49            | 3,050  | 6.51%  | 21,387  | 6.27%  | 55,416  | 6.24%  |
| Age 50 - 54            | 3,179  | 6.78%  | 22,113  | 6.48%  | 55,923  | 6.29%  |
| Age 55 - 59            | 3,283  | 7.00%  | 22,967  | 6.73%  | 56,901  | 6.40%  |
| Age 60 - 64            | 3,185  | 6.79%  | 22,724  | 6.66%  | 55,723  | 6.27%  |
| Age 65 - 69            | 2,659  | 5.67%  | 19,741  | 5.78%  | 48,849  | 5.50%  |
| Age 70 - 74            | 2,045  | 4.36%  | 15,790  | 4.63%  | 38,833  | 4.37%  |
| Age 75 - 79            | 1,435  | 3.06%  | 11,651  | 3.41%  | 28,400  | 3.20%  |
| Age 80 - 84            | 975    | 2.08%  | 8,450   | 2.48%  | 20,670  | 2.33%  |
| Age 85+                | 1,026  | 2.19%  | 9,642   | 2.83%  | 23,200  | 2.61%  |
|                        |        |        |         |        |         |        |
| Age 65+                | 8,140  | 17.36% | 65,274  | 19.13% | 159,952 | 18.00% |
|                        |        |        |         |        |         |        |
| Median Age             | 40.90  |        | 41.30   |        | 39.80   |        |
| Average Age            | 40.50  |        | 41.10   |        | 40.10   |        |

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|---|---------------|--------|----------------|--------|----------------|
| Radius  | 1 Mile        |        | 3 Mile         |        | 5 Mile         |
| <b>2024 Population By Race</b>                      | <b>46,887</b> |        | <b>341,297</b> |        | <b>888,686</b> |
| White   | 7,310         | 15.59% | 97,998         | 28.71% | 258,485 29.09% |
| Black   | 28,870        | 61.57% | 143,006        | 41.90% | 257,871 29.02% |
| Am. Indian & Alaskan                                | 218           | 0.46%  | 2,341          | 0.69%  | 9,849 1.11%    |
| Asian   | 1,064         | 2.27%  | 11,958         | 3.50%  | 46,673 5.25%   |
| Hawaiian & Pacific Island                           | 0             | 0.00%  | 33             | 0.01%  | 130 0.01%      |
| Other   | 9,425         | 20.10% | 85,960         | 25.19% | 315,679 35.52% |
| <b>Population by Hispanic Origin</b>                | <b>46,887</b> |        | <b>341,297</b> |        | <b>888,686</b> |
| Non-Hispanic Origin                                 | 38,761        | 82.67% | 253,433        | 74.26% | 543,824 61.19% |
| Hispanic Origin                                     | 8,126         | 17.33% | 87,864         | 25.74% | 344,862 38.81% |
| <b>2024 Median Age, Male</b>                        | <b>38.70</b>  |        | <b>38.90</b>   |        | <b>37.70</b>   |
| <b>2024 Average Age, Male</b>                       | <b>38.70</b>  |        | <b>39.40</b>   |        | <b>38.50</b>   |
| <b>2024 Median Age, Female</b>                      | <b>42.90</b>  |        | <b>43.50</b>   |        | <b>41.80</b>   |
| <b>2024 Average Age, Female</b>                     | <b>42.00</b>  |        | <b>42.70</b>   |        | <b>41.60</b>   |
| <b>2024 Population by Occupation Classification</b> | <b>38,315</b> |        | <b>280,656</b> |        | <b>721,074</b> |
| Civilian Employed                                   | 24,421        | 63.74% | 169,419        | 60.37% | 430,436 59.69% |
| Civilian Unemployed                                 | 931           | 2.43%  | 7,461          | 2.66%  | 21,420 2.97%   |
| Civilian Non-Labor Force                            | 12,960        | 33.82% | 103,758        | 36.97% | 268,990 37.30% |
| Armed Forces  | 3             | 0.01%  | 18             | 0.01%  | 228 0.03%      |
| <b>Households by Marital Status</b>                 |               |        |                |        |                |
| Married   | 5,491         |        | 44,834         |        | 114,116        |
| Married No Children                                 | 3,093         |        | 26,368         |        | 64,480         |
| Married w/Children                                  | 2,397         |        | 18,467         |        | 49,636         |
| <b>2024 Population by Education</b>                 | <b>34,998</b> |        | <b>256,537</b> |        | <b>658,417</b> |
| Some High School, No Diploma                        | 4,611         | 13.18% | 35,401         | 13.80% | 109,748 16.67% |
| High School Grad (Incl Equivalency)                 | 8,280         | 23.66% | 61,785         | 24.08% | 152,350 23.14% |
| Some College, No Degree                             | 9,008         | 25.74% | 57,579         | 22.44% | 146,082 22.19% |
| Associate Degree                                    | 1,645         | 4.70%  | 14,000         | 5.46%  | 39,016 5.93%   |
| Bachelor Degree                                     | 6,133         | 17.52% | 47,536         | 18.53% | 116,104 17.63% |
| Advanced Degree                                     | 5,321         | 15.20% | 40,236         | 15.68% | 95,117 14.45%  |

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|--|--------|--------|---------|--------|---------|--------|
| Radius                                     | 1 Mile |        | 3 Mile  |        | 5 Mile  |        |
| 2024 Population by Occupation              | 53,822 |        | 370,693 |        | 964,268 |        |
| Real Estate & Finance                      | 1,865  | 3.47%  | 12,923  | 3.49%  | 34,330  | 3.56%  |
| Professional & Management                  | 12,279 | 22.81% | 87,658  | 23.65% | 210,311 | 21.81% |
| Public Administration                      | 854    | 1.59%  | 6,825   | 1.84%  | 17,579  | 1.82%  |
| Education & Health                         | 9,276  | 17.23% | 58,249  | 15.71% | 143,189 | 14.85% |
| Services                                   | 5,490  | 10.20% | 37,775  | 10.19% | 107,094 | 11.11% |
| Information                                | 542    | 1.01%  | 4,363   | 1.18%  | 9,524   | 0.99%  |
| Sales                                      | 4,908  | 9.12%  | 36,289  | 9.79%  | 88,726  | 9.20%  |
| Transportation                             | 7,775  | 14.45% | 56,586  | 15.26% | 167,671 | 17.39% |
| Retail                                     | 2,473  | 4.59%  | 14,821  | 4.00%  | 40,013  | 4.15%  |
| Wholesale                                  | 611    | 1.14%  | 3,587   | 0.97%  | 8,105   | 0.84%  |
| Manufacturing                              | 830    | 1.54%  | 5,188   | 1.40%  | 14,329  | 1.49%  |
| Production                                 | 2,626  | 4.88%  | 14,255  | 3.85%  | 41,770  | 4.33%  |
| Construction                               | 1,552  | 2.88%  | 11,824  | 3.19%  | 28,760  | 2.98%  |
| Utilities                                  | 1,708  | 3.17%  | 10,487  | 2.83%  | 28,380  | 2.94%  |
| Agriculture & Mining                       | 10     | 0.02%  | 429     | 0.12%  | 1,048   | 0.11%  |
| Farming, Fishing, Forestry                 | 2      | 0.00%  | 182     | 0.05%  | 739     | 0.08%  |
| Other Services                             | 1,021  | 1.90%  | 9,252   | 2.50%  | 22,700  | 2.35%  |
| 2024 Worker Travel Time to Job             | 22,692 |        | 155,644 |        | 395,965 |        |
| <30 Minutes                                | 10,437 | 45.99% | 61,445  | 39.48% | 144,281 | 36.44% |
| 30-60 Minutes                              | 7,642  | 33.68% | 52,180  | 33.53% | 136,211 | 34.40% |
| 60+ Minutes                                | 4,613  | 20.33% | 42,019  | 27.00% | 115,473 | 29.16% |
| 2020 Households by HH Size                 | 19,502 |        | 143,454 |        | 357,427 |        |
| 1-Person Households                        | 6,185  | 31.71% | 44,459  | 30.99% | 108,179 | 30.27% |
| 2-Person Households                        | 5,047  | 25.88% | 37,828  | 26.37% | 93,713  | 26.22% |
| 3-Person Households                        | 3,390  | 17.38% | 24,220  | 16.88% | 60,896  | 17.04% |
| 4-Person Households                        | 2,587  | 13.27% | 19,355  | 13.49% | 49,511  | 13.85% |
| 5-Person Households                        | 1,307  | 6.70%  | 9,969   | 6.95%  | 25,893  | 7.24%  |
| 6-Person Households                        | 576    | 2.95%  | 4,573   | 3.19%  | 11,341  | 3.17%  |
| 7 or more Person Households                | 410    | 2.10%  | 3,050   | 2.13%  | 7,894   | 2.21%  |
| 2024 Average Household Size                | 2.50   |        | 2.50    |        | 2.60    |        |
| Households                                 |        |        |         |        |         |        |
| 2029 Projection                            | 17,099 |        | 121,338 |        | 309,578 |        |
| 2024 Estimate                              | 17,766 |        | 128,759 |        | 329,153 |        |
| 2020 Census                                | 19,503 |        | 143,455 |        | 357,426 |        |
| Growth 2024 - 2029                         | -3.75% |        | -5.76%  |        | -5.95%  |        |
| Growth 2020 - 2024                         | -8.91% |        | -10.24% |        | -7.91%  |        |

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|--|------------------|--------|------------------|--------|------------------|
| Radius                                     | 1 Mile           |        | 3 Mile           |        | 5 Mile           |
| <b>2024 Households by HH Income</b>        | <b>17,765</b>    |        | <b>128,759</b>   |        | <b>329,155</b>   |
| <\$25,000                                  | 3,989            | 22.45% | 23,982           | 18.63% | 69,595 21.14%    |
| \$25,000 - \$50,000                        | 2,638            | 14.85% | 20,561           | 15.97% | 60,047 18.24%    |
| \$50,000 - \$75,000                        | 2,447            | 13.77% | 18,817           | 14.61% | 50,435 15.32%    |
| \$75,000 - \$100,000                       | 2,193            | 12.34% | 15,490           | 12.03% | 37,776 11.48%    |
| \$100,000 - \$125,000                      | 1,587            | 8.93%  | 11,502           | 8.93%  | 26,428 8.03%     |
| \$125,000 - \$150,000                      | 1,173            | 6.60%  | 9,313            | 7.23%  | 20,704 6.29%     |
| \$150,000 - \$200,000                      | 1,627            | 9.16%  | 11,631           | 9.03%  | 24,991 7.59%     |
| \$200,000+                                 | 2,111            | 11.88% | 17,463           | 13.56% | 39,179 11.90%    |
| <b>2024 Avg Household Income</b>           | <b>\$99,216</b>  |        | <b>\$105,751</b> |        | <b>\$96,867</b>  |
| <b>2024 Med Household Income</b>           | <b>\$73,057</b>  |        | <b>\$76,645</b>  |        | <b>\$66,906</b>  |
| <b>2024 Occupied Housing</b>               | <b>17,766</b>    |        | <b>128,759</b>   |        | <b>329,154</b>   |
| Owner Occupied                             | 6,709            | 37.76% | 57,010           | 44.28% | 120,284 36.54%   |
| Renter Occupied                            | 11,057           | 62.24% | 71,749           | 55.72% | 208,870 63.46%   |
| <b>2020 Housing Units</b>                  | <b>19,900</b>    |        | <b>153,663</b>   |        | <b>384,475</b>   |
| 1 Unit                                     | 5,791            | 29.10% | 46,201           | 30.07% | 96,855 25.19%    |
| 2 - 4 Units                                | 4,375            | 21.98% | 37,179           | 24.20% | 77,796 20.23%    |
| 5 - 19 Units                               | 2,737            | 13.75% | 15,463           | 10.06% | 37,458 9.74%     |
| 20+ Units                                  | 6,997            | 35.16% | 54,820           | 35.68% | 172,366 44.83%   |
| <b>2024 Housing Value</b>                  | <b>6,709</b>     |        | <b>57,010</b>    |        | <b>120,284</b>   |
| <\$100,000                                 | 753              | 11.22% | 6,244            | 10.95% | 11,504 9.56%     |
| \$100,000 - \$200,000                      | 641              | 9.55%  | 5,482            | 9.62%  | 10,839 9.01%     |
| \$200,000 - \$300,000                      | 682              | 10.17% | 5,009            | 8.79%  | 11,011 9.15%     |
| \$300,000 - \$400,000                      | 818              | 12.19% | 4,673            | 8.20%  | 9,857 8.19%      |
| \$400,000 - \$500,000                      | 938              | 13.98% | 6,296            | 11.04% | 11,727 9.75%     |
| \$500,000 - \$1,000,000                    | 2,402            | 35.80% | 24,762           | 43.43% | 54,586 45.38%    |
| \$1,000,000+                               | 475              | 7.08%  | 4,544            | 7.97%  | 10,760 8.95%     |
| <b>2024 Median Home Value</b>              | <b>\$449,093</b> |        | <b>\$516,174</b> |        | <b>\$547,668</b> |
| <b>2024 Housing Units by Yr Built</b>      | <b>19,959</b>    |        | <b>154,513</b>   |        | <b>385,728</b>   |
| Built 2010+                                | 900              | 4.51%  | 11,374           | 7.36%  | 30,331 7.86%     |
| Built 2000 - 2010                          | 648              | 3.25%  | 5,471            | 3.54%  | 12,048 3.12%     |
| Built 1990 - 1999                          | 601              | 3.01%  | 4,444            | 2.88%  | 9,786 2.54%      |
| Built 1980 - 1989                          | 532              | 2.67%  | 4,878            | 3.16%  | 12,672 3.29%     |
| Built 1970 - 1979                          | 1,473            | 7.38%  | 10,476           | 6.78%  | 28,424 7.37%     |
| Built 1960 - 1969                          | 1,458            | 7.30%  | 22,337           | 14.46% | 53,159 13.78%    |
| Built 1950 - 1959                          | 2,933            | 14.70% | 25,104           | 16.25% | 61,612 15.97%    |
| Built <1949                                | 11,414           | 57.19% | 70,429           | 45.58% | 177,696 46.07%   |
| <b>2024 Median Year Built</b>              | <b>1948</b>      |        | <b>1952</b>      |        | <b>1951</b>      |

