

Demographic Detail Report

Central Plaza Shopping Center

2550 Central Park Ave, Yonkers, NY 10710

Building Type: **General Retail**
 Secondary: **Freestanding**
 GLA: **11,101 SF**
 Year Built: **1995**

Total Available: **0 SF**
 % Leased: **100%**
 Rent/SF/Yr: **-**



Radius	3 Mile		5 Mile		10 Mile	
Population						
2029 Projection	124,246		388,501		1,532,234	
2024 Estimate	126,632		396,799		1,602,930	
2020 Census	127,137		402,631		1,683,547	
Growth 2024 - 2029	-1.88%		-2.09%		-4.41%	
Growth 2020 - 2024	-0.40%		-1.45%		-4.79%	
2024 Population by Age	126,632		396,799		1,602,930	
Age 0 - 4	5,934	4.69%	20,711	5.22%	90,537	5.65%
Age 5 - 9	6,868	5.42%	21,561	5.43%	90,727	5.66%
Age 10 - 14	7,983	6.30%	23,464	5.91%	98,540	6.15%
Age 15 - 19	8,152	6.44%	24,227	6.11%	102,343	6.38%
Age 20 - 24	7,344	5.80%	23,728	5.98%	102,856	6.42%
Age 25 - 29	6,048	4.78%	22,532	5.68%	101,035	6.30%
Age 30 - 34	5,727	4.52%	23,070	5.81%	103,268	6.44%
Age 35 - 39	6,620	5.23%	24,517	6.18%	101,445	6.33%
Age 40 - 44	8,225	6.50%	26,634	6.71%	105,142	6.56%
Age 45 - 49	8,821	6.97%	26,508	6.68%	102,706	6.41%
Age 50 - 54	9,364	7.39%	27,224	6.86%	104,480	6.52%
Age 55 - 59	9,253	7.31%	26,976	6.80%	104,948	6.55%
Age 60 - 64	8,881	7.01%	26,394	6.65%	102,279	6.38%
Age 65 - 69	7,920	6.25%	23,509	5.92%	89,166	5.56%
Age 70 - 74	6,609	5.22%	19,322	4.87%	70,682	4.41%
Age 75 - 79	4,901	3.87%	14,167	3.57%	52,177	3.26%
Age 80 - 84	3,562	2.81%	10,127	2.55%	37,717	2.35%
Age 85+	4,419	3.49%	12,127	3.06%	42,881	2.68%
Age 65+	27,411	21.65%	79,252	19.97%	292,623	18.26%
Median Age	45.20		42.70		40.50	
Average Age	42.90		41.80		40.40	

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Radius	3 Mile		5 Mile		10 Mile	
2024 Population By Race	126,632		396,799		1,602,930	
White	82,761	65.36%	200,673	50.57%	572,267	35.70%
Black	7,887	6.23%	61,753	15.56%	339,206	21.16%
Am. Indian & Alaskan	267	0.21%	2,490	0.63%	16,371	1.02%
Asian	15,818	12.49%	32,463	8.18%	115,193	7.19%
Hawaiian & Pacific Island	0	0.00%	0	0.00%	326	0.02%
Other	19,898	15.71%	99,419	25.06%	559,567	34.91%
Population by Hispanic Origin	126,632		396,799		1,602,930	
Non-Hispanic Origin	109,222	86.25%	299,818	75.56%	1,000,221	62.40%
Hispanic Origin	17,410	13.75%	96,980	24.44%	602,709	37.60%
2024 Median Age, Male	43.50		41.00		38.60	
2024 Average Age, Male	41.50		40.40		38.90	
2024 Median Age, Female	46.70		44.30		42.30	
2024 Average Age, Female	44.30		43.10		41.80	
2024 Population by Occupation Classification	104,211		326,210		1,302,651	
Civilian Employed	66,468	63.78%	207,952	63.75%	792,815	60.86%
Civilian Unemployed	1,275	1.22%	5,995	1.84%	38,190	2.93%
Civilian Non-Labor Force	36,450	34.98%	112,210	34.40%	471,197	36.17%
Armed Forces	18	0.02%	53	0.02%	449	0.03%
Households by Marital Status						
Married	26,532		70,266		231,485	
Married No Children	14,283		39,606		128,584	
Married w/Children	12,250		30,660		102,901	
2024 Population by Education	93,916		297,644		1,190,262	
Some High School, No Diploma	4,435	4.72%	28,582	9.60%	176,693	14.84%
High School Grad (Incl Equivalency)	12,156	12.94%	49,585	16.66%	245,678	20.64%
Some College, No Degree	15,783	16.81%	54,930	18.45%	243,190	20.43%
Associate Degree	3,565	3.80%	14,536	4.88%	72,336	6.08%
Bachelor Degree	26,997	28.75%	70,830	23.80%	239,612	20.13%
Advanced Degree	30,980	32.99%	79,181	26.60%	212,753	17.87%

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Radius	3 Mile			5 Mile		10 Mile	
2024 Population by Occupation	142,572			435,100		1,739,416	
Real Estate & Finance	9,697	6.80%	23,616	5.43%	71,980	4.14%	
Professional & Management	52,976	37.16%	142,565	32.77%	437,018	25.12%	
Public Administration	3,197	2.24%	8,150	1.87%	29,713	1.71%	
Education & Health	19,224	13.48%	61,526	14.14%	245,242	14.10%	
Services	6,595	4.63%	30,977	7.12%	179,305	10.31%	
Information	2,511	1.76%	7,047	1.62%	20,122	1.16%	
Sales	13,531	9.49%	39,851	9.16%	157,822	9.07%	
Transportation	15,855	11.12%	45,853	10.54%	270,952	15.58%	
Retail	5,336	3.74%	16,242	3.73%	71,301	4.10%	
Wholesale	1,461	1.02%	4,616	1.06%	17,713	1.02%	
Manufacturing	1,931	1.35%	7,534	1.73%	30,489	1.75%	
Production	2,428	1.70%	12,872	2.96%	68,788	3.95%	
Construction	2,400	1.68%	12,945	2.98%	49,041	2.82%	
Utilities	1,902	1.33%	9,144	2.10%	44,455	2.56%	
Agriculture & Mining	112	0.08%	700	0.16%	1,780	0.10%	
Farming, Fishing, Forestry	52	0.04%	372	0.09%	1,282	0.07%	
Other Services	3,364	2.36%	11,090	2.55%	42,413	2.44%	
2024 Worker Travel Time to Job	56,020		180,265		713,262		
<30 Minutes	25,725	45.92%	87,938	48.78%	283,546	39.75%	
30-60 Minutes	15,453	27.58%	53,921	29.91%	234,418	32.87%	
60+ Minutes	14,842	26.49%	38,406	21.31%	195,298	27.38%	
2020 Households by HH Size	47,077		152,420		617,232		
1-Person Households	11,706	24.87%	43,725	28.69%	176,656	28.62%	
2-Person Households	13,439	28.55%	43,247	28.37%	164,261	26.61%	
3-Person Households	7,807	16.58%	24,840	16.30%	105,312	17.06%	
4-Person Households	8,803	18.70%	23,684	15.54%	92,473	14.98%	
5-Person Households	3,700	7.86%	10,855	7.12%	46,315	7.50%	
6-Person Households	1,077	2.29%	3,807	2.50%	19,327	3.13%	
7 or more Person Households	545	1.16%	2,262	1.48%	12,888	2.09%	
2024 Average Household Size	2.60		2.50		2.60		
Households							
2029 Projection	45,784		146,754		558,136		
2024 Estimate	46,720		149,995		585,880		
2020 Census	47,078		152,421		617,232		
Growth 2024 - 2029	-2.00%		-2.16%		-4.74%		
Growth 2020 - 2024	-0.76%		-1.59%		-5.08%		

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Radius	3 Mile		5 Mile		10 Mile	
2024 Households by HH Income	46,720		149,993		585,879	
<\$25,000	4,104	8.78%	20,340	13.56%	112,392	19.18%
\$25,000 - \$50,000	3,622	7.75%	15,553	10.37%	93,998	16.04%
\$50,000 - \$75,000	4,744	10.15%	17,556	11.70%	81,545	13.92%
\$75,000 - \$100,000	4,203	9.00%	15,537	10.36%	62,205	10.62%
\$100,000 - \$125,000	3,179	6.80%	11,378	7.59%	46,970	8.02%
\$125,000 - \$150,000	3,784	8.10%	12,114	8.08%	39,001	6.66%
\$150,000 - \$200,000	5,979	12.80%	17,364	11.58%	50,397	8.60%
\$200,000+	17,105	36.61%	40,151	26.77%	99,371	16.96%
2024 Avg Household Income	\$173,007		\$144,818		\$112,141	
2024 Med Household Income	\$148,176		\$113,206		\$77,011	
2024 Occupied Housing	46,719		149,995		585,879	
Owner Occupied	35,590	76.18%	90,106	60.07%	247,314	42.21%
Renter Occupied	11,129	23.82%	59,889	39.93%	338,565	57.79%
2020 Housing Units	50,722		164,831		665,183	
1 Unit	30,244	59.63%	71,198	43.19%	212,980	32.02%
2 - 4 Units	5,603	11.05%	24,970	15.15%	111,359	16.74%
5 - 19 Units	3,169	6.25%	15,249	9.25%	62,563	9.41%
20+ Units	11,706	23.08%	53,414	32.41%	278,281	41.84%
2024 Housing Value	35,593		90,106		247,313	
<\$100,000	674	1.89%	2,561	2.84%	14,260	5.77%
\$100,000 - \$200,000	1,890	5.31%	7,440	8.26%	15,637	6.32%
\$200,000 - \$300,000	3,023	8.49%	7,707	8.55%	18,124	7.33%
\$300,000 - \$400,000	1,543	4.34%	6,082	6.75%	19,440	7.86%
\$400,000 - \$500,000	2,932	8.24%	8,789	9.75%	26,335	10.65%
\$500,000 - \$1,000,000	18,332	51.50%	41,983	46.59%	116,105	46.95%
\$1,000,000+	7,199	20.23%	15,544	17.25%	37,412	15.13%
2024 Median Home Value	\$710,956		\$648,560		\$628,592	
2024 Housing Units by Yr Built	50,777		165,106		666,854	
Built 2010+	3,437	6.77%	13,380	8.10%	53,314	7.99%
Built 2000 - 2010	1,426	2.81%	6,287	3.81%	25,889	3.88%
Built 1990 - 1999	1,382	2.72%	6,097	3.69%	24,229	3.63%
Built 1980 - 1989	3,079	6.06%	8,509	5.15%	29,798	4.47%
Built 1970 - 1979	3,322	6.54%	13,407	8.12%	49,705	7.45%
Built 1960 - 1969	7,813	15.39%	21,110	12.79%	86,663	13.00%
Built 1950 - 1959	12,739	25.09%	31,149	18.87%	109,322	16.39%
Built <1949	17,579	34.62%	65,167	39.47%	287,934	43.18%
2024 Median Year Built	1955		1955		1953	

