

Demographic Detail Report

Central Plaza Shopping Center

2542-2620 Central Park Ave, Yonkers, NY 10710

Building Type: **General Retail**

Secondary: -

GLA: **54,255 SF**

Year Built: **1970**

Total Available: **3,756 SF**

% Leased: **93.08%**

Rent/SF/Yr: **Negotiable**



Radius	1 Mile		3 Mile		5 Mile	
Population						
2030 Projection	18,877		128,064		406,875	
2025 Estimate	18,654		126,857		403,844	
2020 Census	18,170		124,949		401,382	
Growth 2025 - 2030	1.20%		0.95%		0.75%	
Growth 2020 - 2025	2.66%		1.53%		0.61%	
2025 Population by Age	18,654		126,857		403,844	
Age 0 - 4	898	4.81%	5,928	4.67%	21,199	5.25%
Age 5 - 9	966	5.18%	6,604	5.21%	21,650	5.36%
Age 10 - 14	1,044	5.60%	7,785	6.14%	23,500	5.82%
Age 15 - 19	1,059	5.68%	8,299	6.54%	24,709	6.12%
Age 20 - 24	973	5.22%	7,550	5.95%	23,791	5.89%
Age 25 - 29	872	4.67%	6,293	4.96%	22,303	5.52%
Age 30 - 34	898	4.81%	5,800	4.57%	22,799	5.65%
Age 35 - 39	1,008	5.40%	6,272	4.94%	24,073	5.96%
Age 40 - 44	1,194	6.40%	7,795	6.14%	26,724	6.62%
Age 45 - 49	1,272	6.82%	8,753	6.90%	27,344	6.77%
Age 50 - 54	1,314	7.04%	9,221	7.27%	27,448	6.80%
Age 55 - 59	1,316	7.05%	9,214	7.26%	27,197	6.73%
Age 60 - 64	1,315	7.05%	8,920	7.03%	26,735	6.62%
Age 65 - 69	1,219	6.53%	8,045	6.34%	24,261	6.01%
Age 70 - 74	1,054	5.65%	6,886	5.43%	20,643	5.11%
Age 75 - 79	842	4.51%	5,284	4.17%	15,702	3.89%
Age 80 - 84	653	3.50%	3,874	3.05%	11,377	2.82%
Age 85+	755	4.05%	4,334	3.42%	12,388	3.07%
Age 65+	4,523	24.25%	28,423	22.41%	84,371	20.89%
Median Age	46.60		45.60		43.30	
Average Age	44.40		43.20		42.20	

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Radius	1 Mile	3 Mile	5 Mile
2025 Population By Race	18,654	126,857	403,844
White	10,708 57.40%	82,254 64.84%	204,916 50.74%
Black	1,569 8.41%	7,471 5.89%	58,698 14.53%
Am. Indian & Alaskan	69 0.37%	333 0.26%	3,373 0.84%
Asian	3,225 17.29%	16,311 12.86%	33,170 8.21%
Hawaiian & Pacific Island	5 0.03%	34 0.03%	193 0.05%
Other	3,078 16.50%	20,454 16.12%	103,495 25.63%
Population by Hispanic Origin	18,654	126,857	403,844
Non-Hispanic Origin	15,787 84.63%	108,743 85.72%	301,522 74.66%
Hispanic Origin	2,866 15.36%	18,114 14.28%	102,323 25.34%
2025 Median Age, Male	44.70	44.00	41.80
2025 Average Age, Male	42.60	41.90	40.90
2025 Median Age, Female	48.50	47.10	44.80
2025 Average Age, Female	46.00	44.50	43.40
2025 Population by Occupation Classification	15,532	104,878	332,556
Civilian Employed	9,561 61.56%	66,446 63.36%	211,769 63.68%
Civilian Unemployed	196 1.26%	1,368 1.30%	6,660 2.00%
Civilian Non-Labor Force	5,756 37.06%	37,045 35.32%	114,012 34.28%
Armed Forces	19 0.12%	19 0.02%	115 0.03%
Households by Marital Status			
Married	3,742	26,836	72,112
Married No Children	2,101	14,398	40,630
Married w/Children	1,641	12,438	31,482
2025 Population by Education	14,162	94,189	303,795
Some High School, No Diploma	605 4.27%	4,229 4.49%	28,712 9.45%
High School Grad (Incl Equivalency)	1,981 13.99%	11,937 12.67%	50,277 16.55%
Some College, No Degree	2,550 18.01%	15,563 16.52%	55,232 18.18%
Associate Degree	449 3.17%	3,496 3.71%	14,801 4.87%
Bachelor Degree	4,391 31.01%	27,321 29.01%	72,901 24.00%
Advanced Degree	4,186 29.56%	31,643 33.60%	81,872 26.95%



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Radius	1 Mile		3 Mile		5 Mile	
2025 Population by Occupation	20,717		142,645		442,940	
Real Estate & Finance	1,533	7.40%	9,921	6.96%	24,451	5.52%
Professional & Management	7,000	33.79%	53,304	37.37%	146,223	33.01%
Public Administration	352	1.70%	3,123	2.19%	8,251	1.86%
Education & Health	3,124	15.08%	19,108	13.40%	62,542	14.12%
Services	1,203	5.81%	6,386	4.48%	31,254	7.06%
Information	267	1.29%	2,508	1.76%	7,181	1.62%
Sales	2,041	9.85%	13,553	9.50%	40,422	9.13%
Transportation	2,263	10.92%	15,899	11.15%	46,535	10.51%
Retail	1,032	4.98%	5,320	3.73%	16,300	3.68%
Wholesale	248	1.20%	1,455	1.02%	4,704	1.06%
Manufacturing	232	1.12%	1,942	1.36%	7,794	1.76%
Production	393	1.90%	2,383	1.67%	12,790	2.89%
Construction	232	1.12%	2,371	1.66%	13,268	3.00%
Utilities	383	1.85%	1,861	1.30%	9,054	2.04%
Agriculture & Mining	18	0.09%	106	0.07%	639	0.14%
Farming, Fishing, Forestry	5	0.02%	52	0.04%	382	0.09%
Other Services	391	1.89%	3,353	2.35%	11,150	2.52%
2025 Worker Travel Time to Job	8,376		55,795		183,362	
<30 Minutes	3,906	46.63%	25,470	45.65%	89,633	48.88%
30-60 Minutes	2,370	28.30%	15,325	27.47%	54,580	29.77%
60+ Minutes	2,100	25.07%	15,000	26.88%	39,149	21.35%
2020 Households by HH Size	7,103		46,132		152,183	
1-Person Households	2,065	29.07%	11,311	24.52%	43,708	28.72%
2-Person Households	2,042	28.75%	13,159	28.52%	43,188	28.38%
3-Person Households	1,114	15.68%	7,684	16.66%	24,778	16.28%
4-Person Households	1,158	16.30%	8,736	18.94%	23,647	15.54%
5-Person Households	482	6.79%	3,649	7.91%	10,825	7.11%
6-Person Households	162	2.28%	1,062	2.30%	3,795	2.49%
7 or more Person Households	80	1.13%	531	1.15%	2,242	1.47%
2025 Average Household Size	2.50		2.60		2.50	
Households						
2030 Projection	7,414		47,206		154,355	
2025 Estimate	7,316		46,752		153,114	
2020 Census	7,103		46,132		152,182	
Growth 2025 - 2030	1.34%		0.97%		0.81%	
Growth 2020 - 2025	3.00%		1.34%		0.61%	

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Radius	1 Mile		3 Mile		5 Mile
2025 Households by HH Income	7,317		46,751		153,115
<\$25,000	738	10.09%	3,681	7.87%	18,793 12.27%
\$25,000 - \$50,000	704	9.62%	3,801	8.13%	16,415 10.72%
\$50,000 - \$75,000	953	13.02%	4,341	9.29%	16,479 10.76%
\$75,000 - \$100,000	798	10.91%	3,667	7.84%	14,148 9.24%
\$100,000 - \$125,000	753	10.29%	4,016	8.59%	13,525 8.83%
\$125,000 - \$150,000	414	5.66%	3,039	6.50%	11,517 7.52%
\$150,000 - \$200,000	783	10.70%	5,502	11.77%	16,980 11.09%
\$200,000+	2,174	29.71%	18,704	40.01%	45,258 29.56%
2025 Avg Household Income	\$152,985		\$180,126		\$151,834
2025 Med Household Income	\$115,454		\$157,547		\$119,819
2025 Occupied Housing	7,316		46,752		153,114
Owner Occupied	5,183	70.84%	35,881	76.75%	93,053 60.77%
Renter Occupied	2,133	29.16%	10,871	23.25%	60,061 39.23%
2020 Housing Units	7,968		50,270		165,917
1 Unit	3,294	41.34%	30,541	60.75%	72,336 43.60%
2 - 4 Units	1,014	12.73%	5,242	10.43%	24,781 14.94%
5 - 19 Units	347	4.35%	3,025	6.02%	15,255 9.19%
20+ Units	3,313	41.58%	11,462	22.80%	53,545 32.27%
2025 Housing Value	5,183		35,881		93,053
<\$100,000	49	0.95%	707	1.97%	2,829 3.04%
\$100,000 - \$200,000	457	8.82%	2,186	6.09%	7,795 8.38%
\$200,000 - \$300,000	640	12.35%	2,140	5.96%	6,998 7.52%
\$300,000 - \$400,000	471	9.09%	2,092	5.83%	6,801 7.31%
\$400,000 - \$500,000	355	6.85%	1,666	4.64%	5,984 6.43%
\$500,000 - \$1,000,000	1,917	36.99%	17,392	48.47%	42,403 45.57%
\$1,000,000+	1,294	24.97%	9,698	27.03%	20,243 21.75%
2025 Median Home Value	\$661,580		\$763,037		\$690,075
2025 Housing Units by Yr Built	7,999		50,324		166,179
Built 2010+	725	9.06%	3,890	7.73%	14,241 8.57%
Built 2000 - 2010	351	4.39%	1,418	2.82%	6,312 3.80%
Built 1990 - 1999	129	1.61%	1,370	2.72%	6,210 3.74%
Built 1980 - 1989	404	5.05%	3,074	6.11%	8,745 5.26%
Built 1970 - 1979	602	7.53%	3,279	6.52%	13,315 8.01%
Built 1960 - 1969	1,426	17.83%	7,611	15.12%	21,090 12.69%
Built 1950 - 1959	1,798	22.48%	12,632	25.10%	31,502 18.96%
Built <1949	2,564	32.05%	17,050	33.88%	64,764 38.97%
2025 Median Year Built	1957		1955		1955

