

Demographic Detail Report

10 Waldron Ave, Nyack, NY 10960

Building Type: **General Retail**
 Secondary: **Storefront**
 GLA: **10,808 SF**
 Year Built: **1990**

Total Available: **7,619 SF**
 % Leased: **100%**
 Rent/SF/Yr: **Negotiable**



Radius	3 Mile		5 Mile		10 Mile	
Population						
2029 Projection	35,028		126,454		707,697	
2024 Estimate	35,299		127,323		714,430	
2020 Census	35,684		126,714		709,704	
Growth 2024 - 2029	-0.77%		-0.68%		-0.94%	
Growth 2020 - 2024	-1.08%		0.48%		0.67%	
2024 Population by Age	35,299		127,323		714,430	
Age 0 - 4	1,881	5.33%	6,730	5.29%	42,842	6.00%
Age 5 - 9	1,807	5.12%	6,792	5.33%	47,448	6.64%
Age 10 - 14	1,846	5.23%	7,061	5.55%	48,774	6.83%
Age 15 - 19	2,105	5.96%	7,899	6.20%	49,524	6.93%
Age 20 - 24	2,197	6.22%	8,057	6.33%	46,677	6.53%
Age 25 - 29	2,039	5.78%	7,282	5.72%	41,006	5.74%
Age 30 - 34	1,925	5.45%	6,806	5.35%	38,809	5.43%
Age 35 - 39	2,018	5.72%	7,183	5.64%	40,975	5.74%
Age 40 - 44	2,027	5.74%	7,442	5.84%	43,098	6.03%
Age 45 - 49	2,071	5.87%	7,712	6.06%	42,804	5.99%
Age 50 - 54	2,297	6.51%	8,555	6.72%	45,194	6.33%
Age 55 - 59	2,366	6.70%	8,709	6.84%	45,080	6.31%
Age 60 - 64	2,712	7.68%	9,404	7.39%	46,457	6.50%
Age 65 - 69	2,283	6.47%	7,748	6.09%	40,094	5.61%
Age 70 - 74	1,964	5.56%	6,602	5.19%	32,751	4.58%
Age 75 - 79	1,545	4.38%	5,357	4.21%	25,290	3.54%
Age 80 - 84	982	2.78%	3,597	2.83%	17,292	2.42%
Age 85+	1,233	3.49%	4,387	3.45%	20,314	2.84%
Age 65+	8,007	22.68%	27,691	21.75%	135,741	19.00%
Median Age	44.50		43.90		40.10	
Average Age	43.10		42.60		40.00	

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Radius	3 Mile		5 Mile		10 Mile
2024 Population By Race	35,299		127,323		714,430
White	23,063	65.34%	81,897	64.32%	439,658 61.54%
Black	3,714	10.52%	8,790	6.90%	63,311 8.86%
Am. Indian & Alaskan	168	0.48%	471	0.37%	3,522 0.49%
Asian	2,885	8.17%	12,343	9.69%	65,300 9.14%
Hawaiian & Pacific Island	35	0.10%	79	0.06%	276 0.04%
Other	5,434	15.39%	23,744	18.65%	142,363 19.93%
Population by Hispanic Origin	35,299		127,323		714,430
Non-Hispanic Origin	29,791	84.40%	102,896	80.81%	575,013 80.49%
Hispanic Origin	5,507	15.60%	24,428	19.19%	139,417 19.51%
2024 Median Age, Male	42.30		41.90		38.30
2024 Average Age, Male	41.50		41.00		38.60
2024 Median Age, Female	46.60		45.90		41.90
2024 Average Age, Female	44.60		44.20		41.30
2024 Population by Occupation Classification	29,337		105,158		565,467
Civilian Employed	18,375	62.63%	66,462	63.20%	359,359 63.55%
Civilian Unemployed	466	1.59%	1,798	1.71%	10,308 1.82%
Civilian Non-Labor Force	10,472	35.70%	36,866	35.06%	195,471 34.57%
Armed Forces	24	0.08%	32	0.03%	329 0.06%
Households by Marital Status					
Married	6,723		24,920		135,742
Married No Children	4,139		14,818		73,523
Married w/Children	2,584		10,102		62,219
2024 Population by Education	27,256		96,145		504,312
Some High School, No Diploma	1,367	5.02%	7,684	7.99%	41,978 8.32%
High School Grad (Incl Equivalency)	3,564	13.08%	14,267	14.84%	86,807 17.21%
Some College, No Degree	5,636	20.68%	19,667	20.46%	100,027 19.83%
Associate Degree	1,793	6.58%	5,361	5.58%	25,148 4.99%
Bachelor Degree	7,274	26.69%	25,586	26.61%	129,469 25.67%
Advanced Degree	7,622	27.96%	23,580	24.53%	120,883 23.97%

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Radius	3 Mile		5 Mile		10 Mile	
2024 Population by Occupation	35,356		128,437		713,979	
Real Estate & Finance	1,430	4.04%	4,741	3.69%	32,799	4.59%
Professional & Management	12,445	35.20%	43,331	33.74%	245,739	34.42%
Public Administration	868	2.46%	3,700	2.88%	14,500	2.03%
Education & Health	6,246	17.67%	20,473	15.94%	108,485	15.19%
Services	2,704	7.65%	10,373	8.08%	53,207	7.45%
Information	546	1.54%	2,254	1.75%	11,267	1.58%
Sales	3,721	10.52%	12,405	9.66%	69,805	9.78%
Transportation	1,239	3.50%	5,373	4.18%	41,527	5.82%
Retail	1,749	4.95%	5,785	4.50%	32,413	4.54%
Wholesale	325	0.92%	1,345	1.05%	9,798	1.37%
Manufacturing	1,195	3.38%	3,824	2.98%	18,792	2.63%
Production	948	2.68%	4,443	3.46%	22,847	3.20%
Construction	670	1.90%	4,202	3.27%	20,432	2.86%
Utilities	650	1.84%	2,948	2.30%	14,087	1.97%
Agriculture & Mining	32	0.09%	138	0.11%	956	0.13%
Farming, Fishing, Forestry	8	0.02%	66	0.05%	543	0.08%
Other Services	580	1.64%	3,036	2.36%	16,782	2.35%
2024 Worker Travel Time to Job	16,184		59,133		314,630	
<30 Minutes	8,716	53.86%	32,344	54.70%	170,165	54.08%
30-60 Minutes	4,615	28.52%	16,577	28.03%	85,582	27.20%
60+ Minutes	2,853	17.63%	10,212	17.27%	58,883	18.71%
2020 Households by HH Size	13,465		45,928		238,318	
1-Person Households	3,704	27.51%	11,541	25.13%	54,110	22.70%
2-Person Households	4,081	30.31%	13,603	29.62%	66,730	28.00%
3-Person Households	2,075	15.41%	7,439	16.20%	39,655	16.64%
4-Person Households	2,099	15.59%	7,685	16.73%	40,924	17.17%
5-Person Households	869	6.45%	3,488	7.59%	19,373	8.13%
6-Person Households	370	2.75%	1,328	2.89%	8,372	3.51%
7 or more Person Households	267	1.98%	844	1.84%	9,154	3.84%
2024 Average Household Size	2.50		2.60		2.80	
Households						
2029 Projection	13,149		45,582		237,146	
2024 Estimate	13,262		45,947		239,648	
2020 Census	13,465		45,929		238,318	
Growth 2024 - 2029	-0.85%		-0.79%		-1.04%	
Growth 2020 - 2024	-1.51%		0.04%		0.56%	

Demographic Detail Report

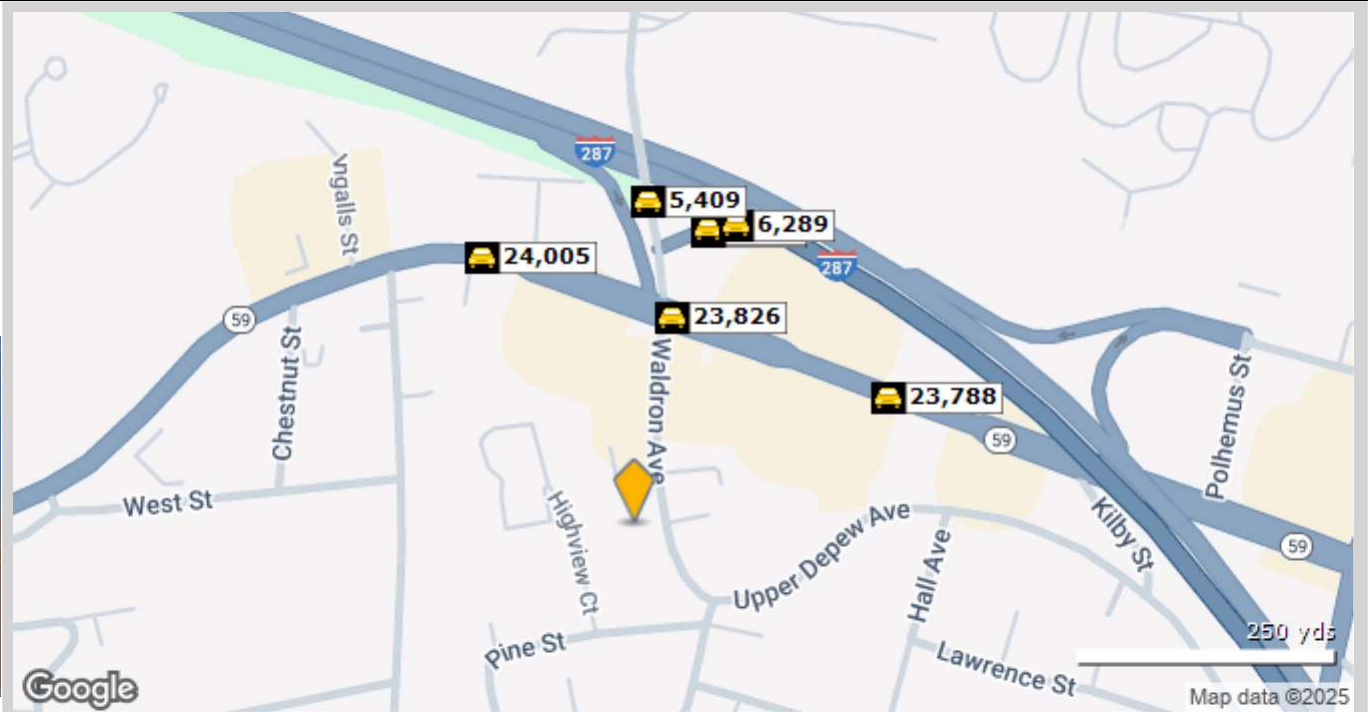
10 Waldron Ave, Nyack, NY 10960					
Radius	3 Mile		5 Mile		10 Mile
2024 Households by HH Income	13,263		45,948		239,647
<\$25,000	1,039	7.83%	4,171	9.08%	25,281 10.55%
\$25,000 - \$50,000	1,524	11.49%	4,734	10.30%	24,955 10.41%
\$50,000 - \$75,000	1,531	11.54%	5,586	12.16%	27,239 11.37%
\$75,000 - \$100,000	1,647	12.42%	4,801	10.45%	24,213 10.10%
\$100,000 - \$125,000	1,363	10.28%	4,864	10.59%	23,111 9.64%
\$125,000 - \$150,000	1,112	8.38%	4,134	9.00%	20,480 8.55%
\$150,000 - \$200,000	1,751	13.20%	6,223	13.54%	30,557 12.75%
\$200,000+	3,296	24.85%	11,435	24.89%	63,811 26.63%
2024 Avg Household Income	\$146,574		\$146,827		\$148,657
2024 Med Household Income	\$116,333		\$118,924		\$119,617
2024 Occupied Housing	13,262		45,947		239,648
Owner Occupied	9,258	69.81%	32,359	70.43%	163,459 68.21%
Renter Occupied	4,004	30.19%	13,588	29.57%	76,189 31.79%
2020 Housing Units	14,203		48,852		255,302
1 Unit	9,494	66.85%	32,473	66.47%	161,169 63.13%
2 - 4 Units	2,185	15.38%	7,142	14.62%	31,406 12.30%
5 - 19 Units	1,475	10.39%	5,204	10.65%	25,295 9.91%
20+ Units	1,049	7.39%	4,033	8.26%	37,432 14.66%
2024 Housing Value	9,258		32,358		163,460
<\$100,000	98	1.06%	375	1.16%	3,891 2.38%
\$100,000 - \$200,000	187	2.02%	663	2.05%	5,621 3.44%
\$200,000 - \$300,000	541	5.84%	1,635	5.05%	8,605 5.26%
\$300,000 - \$400,000	866	9.35%	3,560	11.00%	13,417 8.21%
\$400,000 - \$500,000	2,154	23.27%	7,305	22.58%	25,202 15.42%
\$500,000 - \$1,000,000	4,767	51.49%	16,879	52.16%	88,488 54.13%
\$1,000,000+	645	6.97%	1,941	6.00%	18,236 11.16%
2024 Median Home Value	\$582,127		\$578,233		\$641,228
2024 Housing Units by Yr Built	14,203		48,913		256,600
Built 2010+	629	4.43%	2,720	5.56%	21,122 8.23%
Built 2000 - 2010	590	4.15%	1,927	3.94%	16,758 6.53%
Built 1990 - 1999	692	4.87%	3,699	7.56%	18,620 7.26%
Built 1980 - 1989	1,466	10.32%	5,479	11.20%	22,749 8.87%
Built 1970 - 1979	2,120	14.93%	6,599	13.49%	31,559 12.30%
Built 1960 - 1969	2,695	18.97%	9,227	18.86%	44,956 17.52%
Built 1950 - 1959	2,535	17.85%	8,361	17.09%	45,755 17.83%
Built <1949	3,476	24.47%	10,901	22.29%	55,081 21.47%
2024 Median Year Built	1963		1965		1965



Traffic Count Report

10 Waldron Ave, Nyack, NY 10960

Building Type: **General Retail**
 Secondary: **Storefront**
 GLA: **10,808 SF**
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 Total Available: **7,619 SF**
 % Leased: **100%**
 Rent/SF/Yr: **Negotiable**



	Street	Cross Street	Cross Str Dist	Count Year	Avg Daily Volume	Volume Type	Miles from Subject Prop
1	Route 59	I- 87	0.13 SE	2025	23,556	MPSI	.12
2	State Rte 59	I- 87	0.13 SE	2023	23,826	MPSI	.12
3	State Rte 59	I- 87	0.13 SE	2024	23,788	MPSI	.16
4	I- 87	Mountainview Ave	0.05 NW	2023	6,334	MPSI	.17
5	I- 87	Mountainview Ave	0.05 NW	2024	6,348	MPSI	.17
6	I- 87	Mountainview Ave	0.05 NW	2022	6,321	MPSI	.17
7	State Rte 59	Central Ave	0.03 E	2024	24,034	MPSI	.17
8	State Rte 59	Central Ave	0.03 E	2025	24,005	MPSI	.17
9	I87 Exit 11 Rou from MOUNTAINVIEW	Mountainview Ave	0.05 NW	2025	6,289	MPSI	.18
10	Mountainview Avenue	I- 87	0.02 N	2023	5,409	AADT	.18



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