

Demographic Detail Report

320 Saw Mill River Rd, Elmsford, NY 10523

Building Type: **General Retail**
 Secondary: **Storefront**
 GLA: **86,487 SF**
 Year Built: **2023**

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



Radius	3 Mile			5 Mile		10 Mile	
Population							
2029 Projection	74,691			183,247		696,350	
2024 Estimate	76,088			186,418		709,244	
2020 Census	76,219			185,439		718,170	
Growth 2024 - 2029	-1.84%			-1.70%		-1.82%	
Growth 2020 - 2024	-0.17%			0.53%		-1.24%	
2024 Population by Age	76,088			186,418		709,244	
Age 0 - 4	4,081	5.36%		9,709	5.21%	36,063	5.08%
Age 5 - 9	3,929	5.16%		9,761	5.24%	38,471	5.42%
Age 10 - 14	3,965	5.21%		10,358	5.56%	42,580	6.00%
Age 15 - 19	4,091	5.38%		10,916	5.86%	45,643	6.44%
Age 20 - 24	4,448	5.85%		11,164	5.99%	44,416	6.26%
Age 25 - 29	4,697	6.17%		11,092	5.95%	39,388	5.55%
Age 30 - 34	5,066	6.66%		11,641	6.24%	38,243	5.39%
Age 35 - 39	5,285	6.95%		12,256	6.57%	41,365	5.83%
Age 40 - 44	5,273	6.93%		12,780	6.86%	45,890	6.47%
Age 45 - 49	4,870	6.40%		12,364	6.63%	46,850	6.61%
Age 50 - 54	5,022	6.60%		12,679	6.80%	49,286	6.95%
Age 55 - 59	5,240	6.89%		12,765	6.85%	49,383	6.96%
Age 60 - 64	5,157	6.78%		12,455	6.68%	48,719	6.87%
Age 65 - 69	4,471	5.88%		10,894	5.84%	42,369	5.97%
Age 70 - 74	3,578	4.70%		8,755	4.70%	34,333	4.84%
Age 75 - 79	2,606	3.42%		6,356	3.41%	25,380	3.58%
Age 80 - 84	1,890	2.48%		4,572	2.45%	18,096	2.55%
Age 85+	2,419	3.18%		5,901	3.17%	22,772	3.21%
Age 65+	14,964	19.67%		36,478	19.57%	142,950	20.16%
Median Age	42.40			42.50		43.10	
Average Age	42.00			41.80		41.90	

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Radius	3 Mile		5 Mile		10 Mile
2024 Population By Race	76,088		186,418		709,244
White	35,533	46.70%	101,297	54.34%	417,136 58.81%
Black	11,289	14.84%	19,455	10.44%	63,058 8.89%
Am. Indian & Alaskan	584	0.77%	1,248	0.67%	3,833 0.54%
Asian	5,779	7.60%	17,216	9.24%	62,174 8.77%
Hawaiian & Pacific Island	0	0.00%	0	0.00%	79 0.01%
Other	22,903	30.10%	47,202	25.32%	162,964 22.98%
Population by Hispanic Origin	76,088		186,418		709,244
Non-Hispanic Origin	53,052	69.72%	140,307	75.26%	550,208 77.58%
Hispanic Origin	23,036	30.28%	46,111	24.74%	159,036 22.42%
2024 Median Age, Male	40.70		40.90		41.50
2024 Average Age, Male	40.50		40.40		40.60
2024 Median Age, Female	44.00		44.10		44.60
2024 Average Age, Female	43.30		43.10		43.20
2024 Population by Occupation Classification	63,295		154,408		583,000
Civilian Employed	41,669	65.83%	101,208	65.55%	372,412 63.88%
Civilian Unemployed	1,319	2.08%	3,000	1.94%	10,376 1.78%
Civilian Non-Labor Force	20,286	32.05%	50,173	32.49%	200,018 34.31%
Armed Forces	21	0.03%	27	0.02%	194 0.03%
Households by Marital Status					
Married	13,444		34,340		135,364
Married No Children	7,846		19,229		75,196
Married w/Children	5,598		15,110		60,168
2024 Population by Education	59,028		142,577		529,681
Some High School, No Diploma	6,247	10.58%	12,642	8.87%	43,783 8.27%
High School Grad (Incl Equivalency)	10,509	17.80%	21,436	15.03%	79,898 15.08%
Some College, No Degree	10,457	17.72%	24,016	16.84%	91,414 17.26%
Associate Degree	3,455	5.85%	8,066	5.66%	27,609 5.21%
Bachelor Degree	14,689	24.88%	36,101	25.32%	138,350 26.12%
Advanced Degree	13,671	23.16%	40,316	28.28%	148,627 28.06%

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Radius	3 Mile		5 Mile		10 Mile	
2024 Population by Occupation	82,281		204,469		761,410	
Real Estate & Finance	3,866	4.70%	10,858	5.31%	44,064	5.79%
Professional & Management	26,897	32.69%	73,353	35.87%	265,412	34.86%
Public Administration	1,818	2.21%	3,976	1.94%	14,298	1.88%
Education & Health	11,630	14.13%	27,698	13.55%	104,325	13.70%
Services	7,549	9.17%	16,173	7.91%	54,397	7.14%
Information	1,334	1.62%	3,544	1.73%	12,526	1.65%
Sales	7,287	8.86%	17,334	8.48%	69,465	9.12%
Transportation	5,699	6.93%	17,025	8.33%	66,858	8.78%
Retail	3,078	3.74%	7,256	3.55%	28,160	3.70%
Wholesale	792	0.96%	2,232	1.09%	9,086	1.19%
Manufacturing	1,820	2.21%	3,887	1.90%	16,038	2.11%
Production	3,037	3.69%	5,076	2.48%	20,795	2.73%
Construction	3,279	3.99%	6,822	3.34%	22,389	2.94%
Utilities	1,829	2.22%	3,674	1.80%	13,362	1.75%
Agriculture & Mining	104	0.13%	251	0.12%	1,000	0.13%
Farming, Fishing, Forestry	61	0.07%	140	0.07%	580	0.08%
Other Services	2,201	2.67%	5,170	2.53%	18,655	2.45%
2024 Worker Travel Time to Job	36,590		86,185		320,360	
<30 Minutes	21,137	57.77%	48,479	56.25%	165,044	51.52%
30-60 Minutes	9,685	26.47%	21,083	24.46%	88,322	27.57%
60+ Minutes	5,768	15.76%	16,623	19.29%	66,994	20.91%
2020 Households by HH Size	27,852		69,484		262,503	
1-Person Households	7,292	26.18%	19,262	27.72%	67,590	25.75%
2-Person Households	8,298	29.79%	20,184	29.05%	74,835	28.51%
3-Person Households	4,811	17.27%	11,289	16.25%	43,732	16.66%
4-Person Households	4,280	15.37%	11,040	15.89%	45,147	17.20%
5-Person Households	1,880	6.75%	4,829	6.95%	20,117	7.66%
6-Person Households	768	2.76%	1,781	2.56%	7,074	2.69%
7 or more Person Households	523	1.88%	1,099	1.58%	4,008	1.53%
2024 Average Household Size	2.60		2.50		2.60	
Households						
2029 Projection	27,053		68,666		253,490	
2024 Estimate	27,612		69,884		258,442	
2020 Census	27,852		69,484		262,503	
Growth 2024 - 2029	-2.02%		-1.74%		-1.92%	
Growth 2020 - 2024	-0.86%		0.58%		-1.55%	

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Radius	3 Mile		5 Mile		10 Mile
2024 Households by HH Income	27,612		69,885		258,443
<\$25,000	2,831	10.25%	7,205	10.31%	27,467 10.63%
\$25,000 - \$50,000	2,853	10.33%	6,681	9.56%	24,334 9.42%
\$50,000 - \$75,000	3,605	13.06%	8,027	11.49%	28,569 11.05%
\$75,000 - \$100,000	2,646	9.58%	6,568	9.40%	24,857 9.62%
\$100,000 - \$125,000	2,207	7.99%	5,118	7.32%	20,668 8.00%
\$125,000 - \$150,000	2,694	9.76%	6,290	9.00%	21,221 8.21%
\$150,000 - \$200,000	3,751	13.58%	9,115	13.04%	30,765 11.90%
\$200,000+	7,025	25.44%	20,881	29.88%	80,562 31.17%
2024 Avg Household Income	\$146,660		\$156,293		\$157,963
2024 Med Household Income	\$121,193		\$130,340		\$128,919
2024 Occupied Housing	27,612		69,885		258,442
Owner Occupied	17,157	62.14%	42,536	60.87%	169,581 65.62%
Renter Occupied	10,455	37.86%	27,349	39.13%	88,861 34.38%
2020 Housing Units	29,869		76,066		283,072
1 Unit	14,772	49.46%	35,456	46.61%	152,684 53.94%
2 - 4 Units	5,180	17.34%	10,807	14.21%	42,271 14.93%
5 - 19 Units	4,596	15.39%	8,318	10.94%	24,929 8.81%
20+ Units	5,321	17.81%	21,485	28.25%	63,188 22.32%
2024 Housing Value	17,156		42,534		169,583
<\$100,000	403	2.35%	926	2.18%	3,080 1.82%
\$100,000 - \$200,000	731	4.26%	2,226	5.23%	8,721 5.14%
\$200,000 - \$300,000	1,200	6.99%	2,627	6.18%	10,712 6.32%
\$300,000 - \$400,000	1,572	9.16%	3,070	7.22%	10,890 6.42%
\$400,000 - \$500,000	2,166	12.63%	4,439	10.44%	18,264 10.77%
\$500,000 - \$1,000,000	10,187	59.38%	22,858	53.74%	83,182 49.05%
\$1,000,000+	897	5.23%	6,388	15.02%	34,734 20.48%
2024 Median Home Value	\$623,000		\$674,534		\$699,108
2024 Housing Units by Yr Built	29,915		76,134		283,357
Built 2010+	2,244	7.50%	6,611	8.68%	22,143 7.81%
Built 2000 - 2010	1,567	5.24%	5,223	6.86%	13,411 4.73%
Built 1990 - 1999	2,253	7.53%	4,579	6.01%	15,741 5.56%
Built 1980 - 1989	1,765	5.90%	5,255	6.90%	20,689 7.30%
Built 1970 - 1979	3,252	10.87%	6,225	8.18%	25,282 8.92%
Built 1960 - 1969	3,993	13.35%	9,867	12.96%	39,856 14.07%
Built 1950 - 1959	6,638	22.19%	15,367	20.18%	53,076 18.73%
Built <1949	8,203	27.42%	23,007	30.22%	93,159 32.88%
2024 Median Year Built	1959		1959		1958

