

Demographic Detail Report

Nyack Knolls Shopping Center

37 Route 59, Nyack, NY 10960

Building Type: **General Retail**
 Secondary: **Freestanding**
 GLA: **9,200 SF**
 Year Built: **1960**

Total Available: **1,800 SF**
 % Leased: **80.43%**
 Rent/SF/Yr: **Negotiable**



Radius	1 Mile		3 Mile		5 Mile	
Population						
2029 Projection	11,541		34,051		124,738	
2024 Estimate	11,736		34,315		125,642	
2020 Census	12,410		34,691		125,149	
Growth 2024 - 2029	-1.66%		-0.77%		-0.72%	
Growth 2020 - 2024	-5.43%		-1.08%		0.39%	
2024 Population by Age	11,736		34,315		125,642	
Age 0 - 4	684	5.83%	1,831	5.34%	6,632	5.28%
Age 5 - 9	599	5.10%	1,757	5.12%	6,682	5.32%
Age 10 - 14	563	4.80%	1,792	5.22%	6,949	5.53%
Age 15 - 19	602	5.13%	2,038	5.94%	7,777	6.19%
Age 20 - 24	614	5.23%	2,129	6.20%	7,938	6.32%
Age 25 - 29	708	6.03%	1,983	5.78%	7,178	5.71%
Age 30 - 34	817	6.96%	1,878	5.47%	6,728	5.35%
Age 35 - 39	870	7.41%	1,971	5.74%	7,104	5.65%
Age 40 - 44	786	6.70%	1,976	5.76%	7,357	5.86%
Age 45 - 49	711	6.06%	2,014	5.87%	7,608	6.06%
Age 50 - 54	727	6.19%	2,230	6.50%	8,423	6.70%
Age 55 - 59	735	6.26%	2,295	6.69%	8,577	6.83%
Age 60 - 64	863	7.35%	2,637	7.68%	9,262	7.37%
Age 65 - 69	742	6.32%	2,225	6.48%	7,647	6.09%
Age 70 - 74	612	5.21%	1,914	5.58%	6,531	5.20%
Age 75 - 79	458	3.90%	1,502	4.38%	5,300	4.22%
Age 80 - 84	286	2.44%	949	2.77%	3,569	2.84%
Age 85+	360	3.07%	1,194	3.48%	4,379	3.49%
Age 65+	2,458	20.94%	7,784	22.68%	27,426	21.83%
Median Age	42.60		44.50		44.00	
Average Age	42.40		43.10		42.70	

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Radius	1 Mile	3 Mile	5 Mile
2024 Population By Race	11,736	34,315	125,642
White	6,414 54.65%	22,388 65.24%	80,882 64.37%
Black	2,451 20.88%	3,666 10.68%	8,637 6.87%
Am. Indian & Alaskan	66 0.56%	164 0.48%	467 0.37%
Asian	599 5.10%	2,757 8.03%	12,003 9.55%
Hawaiian & Pacific Island	9 0.08%	35 0.10%	77 0.06%
Other	2,198 18.73%	5,306 15.46%	23,575 18.76%
Population by Hispanic Origin	11,736	34,315	125,642
Non-Hispanic Origin	9,524 81.15%	28,945 84.35%	101,418 80.72%
Hispanic Origin	2,212 18.85%	5,370 15.65%	24,224 19.28%
2024 Median Age, Male	40.20	42.30	41.90
2024 Average Age, Male	40.30	41.50	41.00
2024 Median Age, Female	45.00	46.60	45.90
2024 Average Age, Female	44.30	44.60	44.20
2024 Population by Occupation Classification	9,766	28,521	103,820
Civilian Employed	6,501 66.57%	17,891 62.73%	65,583 63.17%
Civilian Unemployed	160 1.64%	457 1.60%	1,766 1.70%
Civilian Non-Labor Force	3,081 31.55%	10,149 35.58%	36,438 35.10%
Armed Forces	24 0.25%	24 0.08%	33 0.03%
Households by Marital Status			
Married	1,754	6,524	24,577
Married No Children	1,075	4,021	14,619
Married w/Children	679	2,503	9,957
2024 Population by Education	9,686	26,536	94,957
Some High School, No Diploma	733 7.57%	1,315 4.96%	7,559 7.96%
High School Grad (Incl Equivalency)	1,074 11.09%	3,421 12.89%	14,109 14.86%
Some College, No Degree	1,868 19.29%	5,478 20.64%	19,340 20.37%
Associate Degree	1,012 10.45%	1,769 6.67%	5,293 5.57%
Bachelor Degree	2,469 25.49%	7,069 26.64%	25,193 26.53%
Advanced Degree	2,530 26.12%	7,484 28.20%	23,463 24.71%



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Radius	1 Mile			3 Mile			5 Mile		
2024 Population by Occupation	12,293			34,426			126,743		
Real Estate & Finance	493	4.01%		1,409	4.09%		4,691	3.70%	
Professional & Management	3,908	31.79%		12,123	35.21%		42,945	33.88%	
Public Administration	148	1.20%		834	2.42%		3,600	2.84%	
Education & Health	2,280	18.55%		6,102	17.72%		20,138	15.89%	
Services	1,043	8.48%		2,658	7.72%		10,205	8.05%	
Information	196	1.59%		537	1.56%		2,267	1.79%	
Sales	1,391	11.32%		3,618	10.51%		12,117	9.56%	
Transportation	556	4.52%		1,221	3.55%		5,341	4.21%	
Retail	689	5.60%		1,690	4.91%		5,707	4.50%	
Wholesale	108	0.88%		320	0.93%		1,292	1.02%	
Manufacturing	334	2.72%		1,172	3.40%		3,823	3.02%	
Production	454	3.69%		902	2.62%		4,405	3.48%	
Construction	204	1.66%		637	1.85%		4,102	3.24%	
Utilities	307	2.50%		613	1.78%		2,888	2.28%	
Agriculture & Mining	5	0.04%		30	0.09%		138	0.11%	
Farming, Fishing, Forestry	4	0.03%		6	0.02%		66	0.05%	
Other Services	173	1.41%		554	1.61%		3,018	2.38%	
2024 Worker Travel Time to Job	5,700			15,745			58,126		
<30 Minutes	3,410	59.82%		8,482	53.87%		31,779	54.67%	
30-60 Minutes	1,422	24.95%		4,480	28.45%		16,219	27.90%	
60+ Minutes	868	15.23%		2,783	17.68%		10,128	17.42%	
2020 Households by HH Size	5,443			13,134			45,483		
1-Person Households	2,081	38.23%		3,630	27.64%		11,476	25.23%	
2-Person Households	1,545	28.39%		3,990	30.38%		13,506	29.69%	
3-Person Households	733	13.47%		2,016	15.35%		7,374	16.21%	
4-Person Households	616	11.32%		2,036	15.50%		7,561	16.62%	
5-Person Households	247	4.54%		843	6.42%		3,428	7.54%	
6-Person Households	115	2.11%		358	2.73%		1,311	2.88%	
7 or more Person Households	106	1.95%		261	1.99%		827	1.82%	
2024 Average Household Size	2.20			2.50			2.60		
Households									
2029 Projection	5,044			12,824			45,069		
2024 Estimate	5,133			12,935			45,450		
2020 Census	5,442			13,134			45,482		
Growth 2024 - 2029	-1.73%			-0.86%			-0.84%		
Growth 2020 - 2024	-5.68%			-1.52%			-0.07%		

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Nyack Knolls Shopping Center 37 Route 59, Nyack, NY 10960					
Radius	1 Mile		3 Mile		5 Mile
2024 Households by HH Income	5,132		12,936		45,451
<\$25,000	509	9.92%	1,008	7.79%	4,128 9.08%
\$25,000 - \$50,000	696	13.56%	1,500	11.60%	4,659 10.25%
\$50,000 - \$75,000	625	12.18%	1,484	11.47%	5,534 12.18%
\$75,000 - \$100,000	833	16.23%	1,623	12.55%	4,722 10.39%
\$100,000 - \$125,000	481	9.37%	1,344	10.39%	4,748 10.45%
\$125,000 - \$150,000	404	7.87%	1,069	8.26%	4,117 9.06%
\$150,000 - \$200,000	520	10.13%	1,686	13.03%	6,207 13.66%
\$200,000+	1,064	20.73%	3,222	24.91%	11,336 24.94%
2024 Avg Household Income	\$131,339		\$146,514		\$147,047
2024 Med Household Income	\$97,088		\$115,866		\$119,389
2024 Occupied Housing	5,133		12,934		45,450
Owner Occupied	2,450	47.73%	8,995	69.55%	31,853 70.08%
Renter Occupied	2,683	52.27%	3,939	30.45%	13,597 29.92%
2020 Housing Units	5,598		13,858		48,356
1 Unit	2,105	37.60%	9,223	66.55%	31,799 65.76%
2 - 4 Units	1,701	30.39%	2,158	15.57%	7,125 14.73%
5 - 19 Units	1,160	20.72%	1,439	10.38%	5,227 10.81%
20+ Units	632	11.29%	1,038	7.49%	4,205 8.70%
2024 Housing Value	2,450		8,995		31,853
<\$100,000	37	1.51%	96	1.07%	376 1.18%
\$100,000 - \$200,000	107	4.37%	182	2.02%	657 2.06%
\$200,000 - \$300,000	388	15.84%	534	5.94%	1,690 5.31%
\$300,000 - \$400,000	259	10.57%	850	9.45%	3,400 10.67%
\$400,000 - \$500,000	500	20.41%	2,087	23.20%	7,144 22.43%
\$500,000 - \$1,000,000	1,081	44.12%	4,614	51.30%	16,626 52.20%
\$1,000,000+	78	3.18%	632	7.03%	1,960 6.15%
2024 Median Home Value	\$486,799		\$581,112		\$579,980
2024 Housing Units by Yr Built	5,598		13,859		48,418
Built 2010+	206	3.68%	614	4.43%	2,681 5.54%
Built 2000 - 2010	340	6.07%	583	4.21%	1,864 3.85%
Built 1990 - 1999	291	5.20%	672	4.85%	3,572 7.38%
Built 1980 - 1989	441	7.88%	1,433	10.34%	5,451 11.26%
Built 1970 - 1979	861	15.38%	2,047	14.77%	6,471 13.36%
Built 1960 - 1969	977	17.45%	2,612	18.85%	9,216 19.03%
Built 1950 - 1959	662	11.83%	2,447	17.66%	8,274 17.09%
Built <1949	1,820	32.51%	3,451	24.90%	10,889 22.49%
2024 Median Year Built	1962		1963		1964

