

## Demographic Detail Report

**46-60 Gramatan Ave, Mount Vernon, NY 10550**

Building Type: **General Retail**  
 Secondary: **Storefront**  
 GLA: **9,600 SF**  
 Year Built: **1980**

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



Radius	3 Mile		5 Mile		10 Mile	
Population						
2029 Projection	339,515		925,163		2,732,084	
2024 Estimate	360,729		979,886		2,891,103	
2020 Census	405,877		1,052,424		3,059,425	
Growth 2024 - 2029	-5.88%		-5.58%		-5.50%	
Growth 2020 - 2024	-11.12%		-6.89%		-5.50%	
2024 Population by Age	360,729		979,886		2,891,103	
Age 0 - 4	20,727	5.75%	58,303	5.95%	168,329	5.82%
Age 5 - 9	19,899	5.52%	56,400	5.76%	164,780	5.70%
Age 10 - 14	21,090	5.85%	59,554	6.08%	180,541	6.24%
Age 15 - 19	22,028	6.11%	61,240	6.25%	183,211	6.34%
Age 20 - 24	23,051	6.39%	63,336	6.46%	187,266	6.48%
Age 25 - 29	23,459	6.50%	64,802	6.61%	194,735	6.74%
Age 30 - 34	24,077	6.67%	67,669	6.91%	202,293	7.00%
Age 35 - 39	23,169	6.42%	64,192	6.55%	191,884	6.64%
Age 40 - 44	23,334	6.47%	64,168	6.55%	189,689	6.56%
Age 45 - 49	22,527	6.24%	60,926	6.22%	181,060	6.26%
Age 50 - 54	23,180	6.43%	61,219	6.25%	182,370	6.31%
Age 55 - 59	24,022	6.66%	62,108	6.34%	183,894	6.36%
Age 60 - 64	23,653	6.56%	60,860	6.21%	177,375	6.14%
Age 65 - 69	20,441	5.67%	53,369	5.45%	154,322	5.34%
Age 70 - 74	16,256	4.51%	42,514	4.34%	122,997	4.25%
Age 75 - 79	11,904	3.30%	31,157	3.18%	91,972	3.18%
Age 80 - 84	8,549	2.37%	22,778	2.32%	65,902	2.28%
Age 85+	9,361	2.60%	25,293	2.58%	68,484	2.37%
Age 65+	66,511	18.44%	175,111	17.87%	503,677	17.42%
Median Age	40.60		39.60		39.30	
Average Age	40.60		40.00		39.80	

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Radius	3 Mile	5 Mile	10 Mile
<b>2024 Population By Race</b>	<b>360,729</b>	<b>979,886</b>	<b>2,891,103</b>
White	95,943 26.60%	269,924 27.55%	774,849 26.80%
Black	151,283 41.94%	279,481 28.52%	706,124 24.42%
Am. Indian & Alaskan	2,755 0.76%	11,787 1.20%	34,873 1.21%
Asian	12,752 3.54%	48,962 5.00%	238,423 8.25%
Hawaiian & Pacific Island	39 0.01%	164 0.02%	878 0.03%
Other	97,957 27.16%	369,569 37.72%	1,135,956 39.29%
<b>Population by Hispanic Origin</b>	<b>360,729</b>	<b>979,886</b>	<b>2,891,103</b>
Non-Hispanic Origin	258,691 71.71%	572,784 58.45%	1,631,506 56.43%
Hispanic Origin	102,038 28.29%	407,103 41.55%	1,259,597 43.57%
<b>2024 Median Age, Male</b>	<b>38.30</b>	<b>37.50</b>	<b>37.40</b>
<b>2024 Average Age, Male</b>	<b>38.90</b>	<b>38.30</b>	<b>38.20</b>
<b>2024 Median Age, Female</b>	<b>42.70</b>	<b>41.60</b>	<b>41.20</b>
<b>2024 Average Age, Female</b>	<b>42.20</b>	<b>41.50</b>	<b>41.20</b>
<b>2024 Population by Occupation Classification</b>	<b>294,605</b>	<b>793,373</b>	<b>2,340,796</b>
Civilian Employed	177,489 60.25%	469,415 59.17%	1,370,039 58.53%
Civilian Unemployed	7,949 2.70%	25,071 3.16%	81,449 3.48%
Civilian Non-Labor Force	109,149 37.05%	298,629 37.64%	888,355 37.95%
Armed Forces	18 0.01%	258 0.03%	953 0.04%
<b>Households by Marital Status</b>			
Married	45,847	122,436	361,124
Married No Children	26,781	69,116	203,100
Married w/Children	19,066	53,319	158,024
<b>2024 Population by Education</b>	<b>269,124</b>	<b>724,548</b>	<b>2,143,509</b>
Some High School, No Diploma	39,998 14.86%	126,109 17.41%	386,875 18.05%
High School Grad (Incl Equivalency)	65,363 24.29%	168,194 23.21%	467,745 21.82%
Some College, No Degree	61,553 22.87%	161,320 22.26%	442,912 20.66%
Associate Degree	15,191 5.64%	43,493 6.00%	136,533 6.37%
Bachelor Degree	48,252 17.93%	124,244 17.15%	395,547 18.45%
Advanced Degree	38,767 14.40%	101,188 13.97%	313,897 14.64%

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Radius	3 Mile		5 Mile		10 Mile	
2024 Population by Occupation	389,487		1,060,063		3,141,080	
Real Estate & Finance	13,189	3.39%	36,906	3.48%	113,951	3.63%
Professional & Management	88,146	22.63%	223,311	21.07%	703,863	22.41%
Public Administration	7,208	1.85%	18,914	1.78%	49,380	1.57%
Education & Health	60,848	15.62%	155,738	14.69%	427,898	13.62%
Services	41,242	10.59%	121,108	11.42%	344,817	10.98%
Information	4,298	1.10%	10,330	0.97%	34,682	1.10%
Sales	38,248	9.82%	96,661	9.12%	274,731	8.75%
Transportation	61,251	15.73%	191,926	18.11%	605,400	19.27%
Retail	15,724	4.04%	44,237	4.17%	130,393	4.15%
Wholesale	3,305	0.85%	8,804	0.83%	30,592	0.97%
Manufacturing	5,565	1.43%	15,368	1.45%	51,228	1.63%
Production	15,374	3.95%	46,336	4.37%	133,790	4.26%
Construction	13,219	3.39%	31,317	2.95%	76,437	2.43%
Utilities	11,582	2.97%	31,250	2.95%	86,586	2.76%
Agriculture & Mining	430	0.11%	1,130	0.11%	2,136	0.07%
Farming, Fishing, Forestry	192	0.05%	802	0.08%	1,744	0.06%
Other Services	9,666	2.48%	25,925	2.45%	73,452	2.34%
2024 Worker Travel Time to Job	163,717		432,834		1,243,207	
<30 Minutes	64,264	39.25%	152,962	35.34%	420,828	33.85%
30-60 Minutes	54,677	33.40%	150,552	34.78%	477,158	38.38%
60+ Minutes	44,776	27.35%	129,320	29.88%	345,221	27.77%
2020 Households by HH Size	151,357		390,369		1,128,954	
1-Person Households	46,221	30.54%	119,021	30.49%	334,659	29.64%
2-Person Households	39,394	26.03%	101,767	26.07%	300,341	26.60%
3-Person Households	26,009	17.18%	66,461	17.03%	195,042	17.28%
4-Person Households	20,573	13.59%	53,593	13.73%	156,889	13.90%
5-Person Households	10,820	7.15%	28,329	7.26%	80,526	7.13%
6-Person Households	4,972	3.28%	12,447	3.19%	36,331	3.22%
7 or more Person Households	3,368	2.23%	8,751	2.24%	25,166	2.23%
2024 Average Household Size	2.50		2.60		2.60	
Households						
2029 Projection	126,688		341,170		1,000,416	
2024 Estimate	134,847		362,774		1,062,712	
2020 Census	151,358		390,369		1,128,954	
Growth 2024 - 2029	-6.05%		-5.96%		-5.86%	
Growth 2020 - 2024	-10.91%		-7.07%		-5.87%	

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Radius	3 Mile		5 Mile		10 Mile
<b>2024 Households by HH Income</b>	<b>134,847</b>		<b>362,773</b>		<b>1,062,714</b>
<\$25,000	26,729	19.82%	81,679	22.52%	266,619 25.09%
\$25,000 - \$50,000	22,081	16.37%	67,193	18.52%	197,494 18.58%
\$50,000 - \$75,000	19,962	14.80%	55,471	15.29%	150,280 14.14%
\$75,000 - \$100,000	16,003	11.87%	41,357	11.40%	109,400 10.29%
\$100,000 - \$125,000	11,917	8.84%	28,677	7.90%	78,794 7.41%
\$125,000 - \$150,000	9,455	7.01%	21,666	5.97%	59,912 5.64%
\$150,000 - \$200,000	11,817	8.76%	26,516	7.31%	74,650 7.02%
\$200,000+	16,883	12.52%	40,214	11.09%	125,565 11.82%
<b>2024 Avg Household Income</b>	<b>\$101,896</b>		<b>\$93,433</b>		<b>\$92,766</b>
<b>2024 Med Household Income</b>	<b>\$73,337</b>		<b>\$64,074</b>		<b>\$60,283</b>
<b>2024 Occupied Housing</b>	<b>134,847</b>		<b>362,774</b>		<b>1,062,713</b>
Owner Occupied	57,048	42.31%	124,863	34.42%	335,124 31.53%
Renter Occupied	77,799	57.69%	237,911	65.58%	727,589 68.47%
<b>2020 Housing Units</b>	<b>161,349</b>		<b>421,244</b>		<b>1,222,181</b>
1 Unit	46,666	28.92%	96,137	22.82%	269,343 22.04%
2 - 4 Units	40,813	25.29%	79,418	18.85%	184,944 15.13%
5 - 19 Units	17,356	10.76%	41,797	9.92%	133,952 10.96%
20+ Units	56,514	35.03%	203,892	48.40%	633,942 51.87%
<b>2024 Housing Value</b>	<b>57,049</b>		<b>124,863</b>		<b>335,123</b>
<\$100,000	6,569	11.51%	11,771	9.43%	20,849 6.22%
\$100,000 - \$200,000	5,539	9.71%	11,538	9.24%	20,536 6.13%
\$200,000 - \$300,000	5,101	8.94%	12,426	9.95%	24,896 7.43%
\$300,000 - \$400,000	4,850	8.50%	10,588	8.48%	29,956 8.94%
\$400,000 - \$500,000	6,481	11.36%	11,992	9.60%	37,185 11.10%
\$500,000 - \$1,000,000	24,621	43.16%	55,799	44.69%	150,407 44.88%
\$1,000,000+	3,888	6.82%	10,749	8.61%	51,294 15.31%
<b>2024 Median Home Value</b>	<b>\$499,760</b>		<b>\$536,887</b>		<b>\$613,490</b>
<b>2024 Housing Units by Yr Built</b>	<b>162,221</b>		<b>422,590</b>		<b>1,224,793</b>
Built 2010+	11,811	7.28%	34,171	8.09%	110,641 9.03%
Built 2000 - 2010	5,452	3.36%	13,144	3.11%	61,158 4.99%
Built 1990 - 1999	4,395	2.71%	10,541	2.49%	47,724 3.90%
Built 1980 - 1989	4,861	3.00%	13,617	3.22%	56,167 4.59%
Built 1970 - 1979	11,720	7.22%	31,818	7.53%	90,518 7.39%
Built 1960 - 1969	23,508	14.49%	57,145	13.52%	151,388 12.36%
Built 1950 - 1959	25,773	15.89%	66,077	15.64%	177,959 14.53%
Built <1949	74,701	46.05%	196,077	46.40%	529,238 43.21%
<b>2024 Median Year Built</b>	<b>1951</b>		<b>1951</b>		<b>1954</b>

