

Demographic Detail Report

The Hub Shopping Center

302-388 Route 59, Nyack, NY 10960

Building Type: **General Retail**

Secondary: **Storefront**

GLA: **70,000 SF**

Year Built: **1980**

Total Available: **4,080 SF**

% Leased: **94.17%**

Rent/SF/Yr: **Negotiable**



| Radius | 3 Mile | | 5 Mile | | 10 Mile | |
|------------------------|--------|--------|---------|--------|---------|--------|
| Population | | | | | | |
| 2029 Projection | 41,346 | | 144,654 | | 676,019 | |
| 2024 Estimate | 41,672 | | 145,519 | | 682,118 | |
| 2020 Census | 42,164 | | 144,636 | | 678,220 | |
| Growth 2024 - 2029 | -0.78% | | -0.59% | | -0.89% | |
| Growth 2020 - 2024 | -1.17% | | 0.61% | | 0.57% | |
| 2024 Population by Age | 41,672 | | 145,519 | | 682,118 | |
| Age 0 - 4 | 2,192 | 5.26% | 7,972 | 5.48% | 40,976 | 6.01% |
| Age 5 - 9 | 2,142 | 5.14% | 8,160 | 5.61% | 45,726 | 6.70% |
| Age 10 - 14 | 2,214 | 5.31% | 8,373 | 5.75% | 47,071 | 6.90% |
| Age 15 - 19 | 2,510 | 6.02% | 9,181 | 6.31% | 47,878 | 7.02% |
| Age 20 - 24 | 2,593 | 6.22% | 9,298 | 6.39% | 44,968 | 6.59% |
| Age 25 - 29 | 2,370 | 5.69% | 8,468 | 5.82% | 38,848 | 5.70% |
| Age 30 - 34 | 2,214 | 5.31% | 7,943 | 5.46% | 36,168 | 5.30% |
| Age 35 - 39 | 2,329 | 5.59% | 8,344 | 5.73% | 38,344 | 5.62% |
| Age 40 - 44 | 2,371 | 5.69% | 8,558 | 5.88% | 40,644 | 5.96% |
| Age 45 - 49 | 2,462 | 5.91% | 8,776 | 6.03% | 40,646 | 5.96% |
| Age 50 - 54 | 2,747 | 6.59% | 9,623 | 6.61% | 43,109 | 6.32% |
| Age 55 - 59 | 2,821 | 6.77% | 9,724 | 6.68% | 43,103 | 6.32% |
| Age 60 - 64 | 3,199 | 7.68% | 10,501 | 7.22% | 44,652 | 6.55% |
| Age 65 - 69 | 2,674 | 6.42% | 8,641 | 5.94% | 38,470 | 5.64% |
| Age 70 - 74 | 2,311 | 5.55% | 7,352 | 5.05% | 31,396 | 4.60% |
| Age 75 - 79 | 1,848 | 4.43% | 5,962 | 4.10% | 24,337 | 3.57% |
| Age 80 - 84 | 1,196 | 2.87% | 3,941 | 2.71% | 16,528 | 2.42% |
| Age 85+ | 1,476 | 3.54% | 4,701 | 3.23% | 19,256 | 2.82% |
| Age 65+ | 9,505 | 22.81% | 30,597 | 21.03% | 129,987 | 19.06% |
| Median Age | 44.80 | | 42.90 | | 40.10 | |
| Average Age | 43.20 | | 42.00 | | 40.00 | |



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| Radius | 3 Mile | 5 Mile | 10 Mile |
|-----------------------------------------------------|---------------|----------------|----------------|
| 2024 Population By Race | 41,672 | 145,519 | 682,118 |
| White | 27,633 66.31% | 88,700 60.95% | 428,666 62.84% |
| Black | 3,998 9.59% | 12,745 8.76% | 57,635 8.45% |
| Am. Indian & Alaskan | 184 0.44% | 680 0.47% | 3,164 0.46% |
| Asian | 3,626 8.70% | 13,870 9.53% | 60,917 8.93% |
| Hawaiian & Pacific Island | 35 0.08% | 96 0.07% | 289 0.04% |
| Other | 6,195 14.87% | 29,428 20.22% | 131,448 19.27% |
| Population by Hispanic Origin | 41,672 | 145,519 | 682,118 |
| Non-Hispanic Origin | 35,356 84.84% | 114,956 79.00% | 553,679 81.17% |
| Hispanic Origin | 6,316 15.16% | 30,563 21.00% | 128,439 18.83% |
| 2024 Median Age, Male | 42.60 | 40.90 | 38.30 |
| 2024 Average Age, Male | 41.60 | 40.40 | 38.60 |
| 2024 Median Age, Female | 46.90 | 45.00 | 41.90 |
| 2024 Average Age, Female | 44.70 | 43.60 | 41.30 |
| 2024 Population by Occupation Classification | 34,616 | 119,174 | 538,774 |
| Civilian Employed | 21,586 62.36% | 75,513 63.36% | 342,231 63.52% |
| Civilian Unemployed | 534 1.54% | 2,033 1.71% | 9,833 1.83% |
| Civilian Non-Labor Force | 12,472 36.03% | 41,597 34.90% | 186,370 34.59% |
| Armed Forces | 24 0.07% | 31 0.03% | 340 0.06% |
| Households by Marital Status | | | |
| Married | 8,080 | 27,909 | 130,754 |
| Married No Children | 4,946 | 16,477 | 70,689 |
| Married w/Children | 3,134 | 11,432 | 60,065 |
| 2024 Population by Education | 31,961 | 108,559 | 479,488 |
| Some High School, No Diploma | 1,733 5.42% | 9,537 8.79% | 38,987 8.13% |
| High School Grad (Incl Equivalency) | 4,503 14.09% | 16,844 15.52% | 82,857 17.28% |
| Some College, No Degree | 6,665 20.85% | 22,689 20.90% | 96,276 20.08% |
| Associate Degree | 1,940 6.07% | 6,024 5.55% | 23,989 5.00% |
| Bachelor Degree | 8,569 26.81% | 28,451 26.21% | 124,637 25.99% |
| Advanced Degree | 8,551 26.75% | 25,014 23.04% | 112,742 23.51% |

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| Radius | 3 Mile | | 5 Mile | | 10 Mile | |
|--------------------------------|--------|--------|---------|--------|---------|--------|
| 2024 Population by Occupation | 41,558 | | 145,703 | | 677,709 | |
| Real Estate & Finance | 1,596 | 3.84% | 5,111 | 3.51% | 30,246 | 4.46% |
| Professional & Management | 14,596 | 35.12% | 47,443 | 32.56% | 232,657 | 34.33% |
| Public Administration | 1,067 | 2.57% | 4,201 | 2.88% | 13,932 | 2.06% |
| Education & Health | 7,251 | 17.45% | 23,471 | 16.11% | 103,205 | 15.23% |
| Services | 3,024 | 7.28% | 12,670 | 8.70% | 49,773 | 7.34% |
| Information | 639 | 1.54% | 2,223 | 1.53% | 10,985 | 1.62% |
| Sales | 4,420 | 10.64% | 14,178 | 9.73% | 67,621 | 9.98% |
| Transportation | 1,396 | 3.36% | 5,904 | 4.05% | 37,263 | 5.50% |
| Retail | 2,129 | 5.12% | 6,925 | 4.75% | 31,191 | 4.60% |
| Wholesale | 381 | 0.92% | 1,553 | 1.07% | 9,644 | 1.42% |
| Manufacturing | 1,358 | 3.27% | 4,188 | 2.87% | 18,753 | 2.77% |
| Production | 1,221 | 2.94% | 5,522 | 3.79% | 22,580 | 3.33% |
| Construction | 864 | 2.08% | 4,911 | 3.37% | 19,088 | 2.82% |
| Utilities | 855 | 2.06% | 3,784 | 2.60% | 13,445 | 1.98% |
| Agriculture & Mining | 38 | 0.09% | 152 | 0.10% | 889 | 0.13% |
| Farming, Fishing, Forestry | 14 | 0.03% | 127 | 0.09% | 502 | 0.07% |
| Other Services | 709 | 1.71% | 3,340 | 2.29% | 15,935 | 2.35% |
| 2024 Worker Travel Time to Job | 19,064 | | 67,749 | | 299,813 | |
| <30 Minutes | 10,224 | 53.63% | 37,278 | 55.02% | 161,136 | 53.75% |
| 30-60 Minutes | 5,576 | 29.25% | 19,213 | 28.36% | 82,624 | 27.56% |
| 60+ Minutes | 3,264 | 17.12% | 11,258 | 16.62% | 56,053 | 18.70% |
| 2020 Households by HH Size | 15,652 | | 51,042 | | 226,019 | |
| 1-Person Households | 4,157 | 26.56% | 12,449 | 24.39% | 49,990 | 22.12% |
| 2-Person Households | 4,713 | 30.11% | 14,796 | 28.99% | 63,259 | 27.99% |
| 3-Person Households | 2,459 | 15.71% | 8,341 | 16.34% | 37,831 | 16.74% |
| 4-Person Households | 2,536 | 16.20% | 8,611 | 16.87% | 39,316 | 17.39% |
| 5-Person Households | 1,041 | 6.65% | 4,040 | 7.92% | 18,587 | 8.22% |
| 6-Person Households | 444 | 2.84% | 1,626 | 3.19% | 8,069 | 3.57% |
| 7 or more Person Households | 302 | 1.93% | 1,179 | 2.31% | 8,967 | 3.97% |
| 2024 Average Household Size | 2.60 | | 2.70 | | 2.90 | |
| Households | | | | | | |
| 2029 Projection | 15,272 | | 50,851 | | 224,378 | |
| 2024 Estimate | 15,407 | | 51,199 | | 226,681 | |
| 2020 Census | 15,653 | | 51,042 | | 226,019 | |
| Growth 2024 - 2029 | -0.88% | | -0.68% | | -1.02% | |
| Growth 2020 - 2024 | -1.57% | | 0.31% | | 0.29% | |



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| Radius | 3 Mile | 5 Mile | 10 Mile |
|---------------------------------------|------------------|------------------|------------------|
| 2024 Households by HH Income | 15,408 | 51,198 | 226,683 |
| <\$25,000 | 1,273 8.26% | 4,848 9.47% | 23,382 10.31% |
| \$25,000 - \$50,000 | 1,657 10.75% | 5,477 10.70% | 23,502 10.37% |
| \$50,000 - \$75,000 | 1,751 11.36% | 6,283 12.27% | 25,880 11.42% |
| \$75,000 - \$100,000 | 1,831 11.88% | 5,325 10.40% | 22,858 10.08% |
| \$100,000 - \$125,000 | 1,529 9.92% | 5,614 10.97% | 22,407 9.88% |
| \$125,000 - \$150,000 | 1,338 8.68% | 4,530 8.85% | 19,522 8.61% |
| \$150,000 - \$200,000 | 2,181 14.15% | 6,937 13.55% | 29,073 12.83% |
| \$200,000+ | 3,848 24.97% | 12,184 23.80% | 60,059 26.49% |
| 2024 Avg Household Income | \$147,866 | \$143,961 | \$148,694 |
| 2024 Med Household Income | \$119,489 | \$116,325 | \$119,769 |
| 2024 Occupied Housing | 15,407 | 51,199 | 226,682 |
| Owner Occupied | 11,024 71.55% | 35,684 69.70% | 159,030 70.16% |
| Renter Occupied | 4,383 28.45% | 15,515 30.30% | 67,652 29.84% |
| 2020 Housing Units | 16,448 | 54,165 | 240,757 |
| 1 Unit | 11,373 69.15% | 36,617 67.60% | 158,926 66.01% |
| 2 - 4 Units | 2,323 14.12% | 7,709 14.23% | 30,544 12.69% |
| 5 - 19 Units | 1,610 9.79% | 5,486 10.13% | 24,424 10.14% |
| 20+ Units | 1,142 6.94% | 4,353 8.04% | 26,863 11.16% |
| 2024 Housing Value | 11,024 | 35,684 | 159,030 |
| <\$100,000 | 109 0.99% | 517 1.45% | 3,958 2.49% |
| \$100,000 - \$200,000 | 207 1.88% | 674 1.89% | 5,489 3.45% |
| \$200,000 - \$300,000 | 572 5.19% | 1,879 5.27% | 8,142 5.12% |
| \$300,000 - \$400,000 | 1,008 9.14% | 4,081 11.44% | 13,232 8.32% |
| \$400,000 - \$500,000 | 2,597 23.56% | 8,357 23.42% | 24,983 15.71% |
| \$500,000 - \$1,000,000 | 5,810 52.70% | 18,300 51.28% | 86,853 54.61% |
| \$1,000,000+ | 721 6.54% | 1,876 5.26% | 16,373 10.30% |
| 2024 Median Home Value | \$587,693 | \$563,770 | \$636,500 |
| 2024 Housing Units by Yr Built | 16,448 | 54,388 | 242,056 |
| Built 2010+ | 714 4.34% | 3,158 5.81% | 18,756 7.75% |
| Built 2000 - 2010 | 633 3.85% | 2,438 4.48% | 14,872 6.14% |
| Built 1990 - 1999 | 816 4.96% | 4,406 8.10% | 18,556 7.67% |
| Built 1980 - 1989 | 1,747 10.62% | 6,086 11.19% | 22,176 9.16% |
| Built 1970 - 1979 | 2,586 15.72% | 7,529 13.84% | 31,987 13.21% |
| Built 1960 - 1969 | 3,336 20.28% | 10,353 19.04% | 43,442 17.95% |
| Built 1950 - 1959 | 2,988 18.17% | 9,205 16.92% | 43,340 17.90% |
| Built <1949 | 3,628 22.06% | 11,213 20.62% | 48,927 20.21% |
| 2024 Median Year Built | 1964 | 1966 | 1966 |

