

Demographic Detail Report

Woodbury Centre

3-27 Centre Dr, Central Valley, NY 10917

Building Type: **General Retail**

Secondary: -

GLA: **86,568 SF**

Year Built: **2002**

Total Available: **8,759 SF**

% Leased: **89.88%**

Rent/SF/Yr: **Negotiable**



Radius	3 Mile		5 Mile		10 Mile	
Population						
2029 Projection	48,896		76,828		162,598	
2024 Estimate	47,557		74,785		159,625	
2020 Census	44,580		70,455		154,647	
Growth 2024 - 2029	2.82%		2.73%		1.86%	
Growth 2020 - 2024	6.68%		6.15%		3.22%	
2024 Population by Age	47,557		74,785		159,625	
Age 0 - 4	4,767	10.02%	7,049	9.43%	11,720	7.34%
Age 5 - 9	5,844	12.29%	8,604	11.50%	13,360	8.37%
Age 10 - 14	5,792	12.18%	8,639	11.55%	13,846	8.67%
Age 15 - 19	5,092	10.71%	7,908	10.57%	13,855	8.68%
Age 20 - 24	4,157	8.74%	6,517	8.71%	12,556	7.87%
Age 25 - 29	3,177	6.68%	4,938	6.60%	10,081	6.32%
Age 30 - 34	2,536	5.33%	3,994	5.34%	8,728	5.47%
Age 35 - 39	2,578	5.42%	4,103	5.49%	9,204	5.77%
Age 40 - 44	2,450	5.15%	3,966	5.30%	9,079	5.69%
Age 45 - 49	2,236	4.70%	3,663	4.90%	8,824	5.53%
Age 50 - 54	1,951	4.10%	3,322	4.44%	8,993	5.63%
Age 55 - 59	1,654	3.48%	2,909	3.89%	8,815	5.52%
Age 60 - 64	1,513	3.18%	2,671	3.57%	8,705	5.45%
Age 65 - 69	1,308	2.75%	2,239	2.99%	7,190	4.50%
Age 70 - 74	1,070	2.25%	1,762	2.36%	5,670	3.55%
Age 75 - 79	717	1.51%	1,215	1.62%	4,166	2.61%
Age 80 - 84	374	0.79%	669	0.89%	2,475	1.55%
Age 85+	339	0.71%	618	0.83%	2,357	1.48%
Age 65+	3,808	8.01%	6,503	8.70%	21,858	13.69%
Median Age	22.70		24.00		32.50	
Average Age	28.20		29.40		35.20	

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Woodbury Centre 3-27 Centre Dr, Central Valley, NY 10917					
Radius	3 Mile		5 Mile		10 Mile
2024 Population By Race	47,557		74,785		159,625
White	32,383	68.09%	50,837	67.98%	107,186 67.15%
Black	2,177	4.58%	3,658	4.89%	11,953 7.49%
Am. Indian & Alaskan	157	0.33%	295	0.39%	663 0.42%
Asian	1,322	2.78%	2,157	2.88%	5,371 3.36%
Hawaiian & Pacific Island	0	0.00%	0	0.00%	24 0.02%
Other	11,517	24.22%	17,838	23.85%	34,429 21.57%
Population by Hispanic Origin	47,557		74,785		159,625
Non-Hispanic Origin	41,693	87.67%	64,698	86.51%	131,796 82.57%
Hispanic Origin	5,863	12.33%	10,087	13.49%	27,829 17.43%
2024 Median Age, Male	22.20		23.70		31.40
2024 Average Age, Male	27.60		28.90		34.50
2024 Median Age, Female	23.20		24.30		33.70
2024 Average Age, Female	28.90		29.90		36.00
2024 Population by Occupation Classification	30,139		48,914		117,929
Civilian Employed	16,960	56.27%	28,371	58.00%	72,051 61.10%
Civilian Unemployed	570	1.89%	990	2.02%	2,238 1.90%
Civilian Non-Labor Force	12,582	41.75%	19,466	39.80%	42,115 35.71%
Armed Forces	27	0.09%	87	0.18%	1,525 1.29%
Households by Marital Status					
Married	8,530		13,324		29,751
Married No Children	2,874		4,837		14,584
Married w/Children	5,656		8,487		15,166
2024 Population by Education	22,791		37,512		98,847
Some High School, No Diploma	3,634	15.94%	5,251	14.00%	9,577 9.69%
High School Grad (Incl Equivalency)	6,159	27.02%	10,168	27.11%	23,912 24.19%
Some College, No Degree	5,600	24.57%	9,801	26.13%	26,734 27.05%
Associate Degree	887	3.89%	1,443	3.85%	4,558 4.61%
Bachelor Degree	3,995	17.53%	6,448	17.19%	19,016 19.24%
Advanced Degree	2,516	11.04%	4,401	11.73%	15,050 15.23%

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Radius	3 Mile		5 Mile		10 Mile	
2024 Population by Occupation	33,655		56,000		139,341	
Real Estate & Finance	990	2.94%	1,661	2.97%	4,552	3.27%
Professional & Management	8,727	25.93%	14,586	26.05%	38,658	27.74%
Public Administration	890	2.64%	1,361	2.43%	4,111	2.95%
Education & Health	4,686	13.92%	8,032	14.34%	20,979	15.06%
Services	2,751	8.17%	4,402	7.86%	11,153	8.00%
Information	338	1.00%	673	1.20%	1,674	1.20%
Sales	4,620	13.73%	7,078	12.64%	17,172	12.32%
Transportation	1,650	4.90%	2,911	5.20%	5,460	3.92%
Retail	2,649	7.87%	3,967	7.08%	9,028	6.48%
Wholesale	617	1.83%	1,018	1.82%	2,202	1.58%
Manufacturing	1,370	4.07%	2,085	3.72%	4,406	3.16%
Production	1,600	4.75%	2,833	5.06%	6,183	4.44%
Construction	1,205	3.58%	2,436	4.35%	6,491	4.66%
Utilities	683	2.03%	1,491	2.66%	4,100	2.94%
Agriculture & Mining	40	0.12%	128	0.23%	330	0.24%
Farming, Fishing, Forestry	99	0.29%	124	0.22%	157	0.11%
Other Services	740	2.20%	1,214	2.17%	2,685	1.93%
2024 Worker Travel Time to Job	15,506		26,083		66,974	
<30 Minutes	8,791	56.69%	13,650	52.33%	34,403	51.37%
30-60 Minutes	3,663	23.62%	6,571	25.19%	17,878	26.69%
60+ Minutes	3,052	19.68%	5,862	22.47%	14,693	21.94%
2020 Households by HH Size	11,142		17,704		46,744	
1-Person Households	1,459	13.09%	2,328	13.15%	8,442	18.06%
2-Person Households	2,517	22.59%	4,007	22.63%	12,783	27.35%
3-Person Households	1,858	16.68%	2,981	16.84%	8,127	17.39%
4-Person Households	1,727	15.50%	2,963	16.74%	7,925	16.95%
5-Person Households	1,094	9.82%	1,788	10.10%	4,205	9.00%
6-Person Households	723	6.49%	1,138	6.43%	2,088	4.47%
7 or more Person Households	1,764	15.83%	2,499	14.12%	3,174	6.79%
2024 Average Household Size	3.90		3.80		3.20	
Households						
2029 Projection	12,197		19,352		48,917	
2024 Estimate	11,860		18,823		48,059	
2020 Census	11,141		17,704		46,744	
Growth 2024 - 2029	2.84%		2.81%		1.79%	
Growth 2020 - 2024	6.45%		6.32%		2.81%	

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Woodbury Centre 3-27 Centre Dr, Central Valley, NY 10917			
Radius	3 Mile	5 Mile	10 Mile
2024 Households by HH Income	11,860	18,823	48,060
<\$25,000	1,972 16.63%	2,569 13.65%	5,003 10.41%
\$25,000 - \$50,000	2,383 20.09%	3,131 16.63%	5,862 12.20%
\$50,000 - \$75,000	1,472 12.41%	2,567 13.64%	6,551 13.63%
\$75,000 - \$100,000	1,388 11.70%	2,198 11.68%	5,337 11.10%
\$100,000 - \$125,000	1,275 10.75%	1,973 10.48%	5,771 12.01%
\$125,000 - \$150,000	849 7.16%	1,638 8.70%	4,738 9.86%
\$150,000 - \$200,000	1,020 8.60%	2,077 11.03%	7,134 14.84%
\$200,000+	1,501 12.66%	2,670 14.18%	7,664 15.95%
2024 Avg Household Income	\$104,193	\$113,953	\$126,520
2024 Med Household Income	\$76,855	\$88,017	\$105,532
2024 Occupied Housing	11,860	18,823	48,059
Owner Occupied	6,582 55.50%	11,629 61.78%	34,402 71.58%
Renter Occupied	5,278 44.50%	7,194 38.22%	13,657 28.42%
2020 Housing Units	12,708	20,359	51,266
1 Unit	5,580 43.91%	11,347 55.73%	37,460 73.07%
2 - 4 Units	1,492 11.74%	1,798 8.83%	3,913 7.63%
5 - 19 Units	4,589 36.11%	5,989 29.42%	8,053 15.71%
20+ Units	1,047 8.24%	1,225 6.02%	1,840 3.59%
2024 Housing Value	6,581	11,628	34,401
<\$100,000	146 2.22%	268 2.30%	1,269 3.69%
\$100,000 - \$200,000	289 4.39%	490 4.21%	2,153 6.26%
\$200,000 - \$300,000	1,100 16.71%	1,594 13.71%	5,837 16.97%
\$300,000 - \$400,000	1,552 23.58%	3,293 28.32%	8,841 25.70%
\$400,000 - \$500,000	1,368 20.79%	2,148 18.47%	6,852 19.92%
\$500,000 - \$1,000,000	1,993 30.28%	3,561 30.62%	8,543 24.83%
\$1,000,000+	133 2.02%	274 2.36%	906 2.63%
2024 Median Home Value	\$414,876	\$407,868	\$389,825
2024 Housing Units by Yr Built	12,894	20,553	52,513
Built 2010+	2,723 21.12%	3,789 18.44%	5,576 10.62%
Built 2000 - 2010	1,960 15.20%	3,489 16.98%	6,903 13.15%
Built 1990 - 1999	2,268 17.59%	2,822 13.73%	5,945 11.32%
Built 1980 - 1989	2,175 16.87%	3,023 14.71%	7,511 14.30%
Built 1970 - 1979	1,153 8.94%	2,012 9.79%	7,725 14.71%
Built 1960 - 1969	733 5.68%	1,770 8.61%	5,457 10.39%
Built 1950 - 1959	585 4.54%	1,114 5.42%	4,767 9.08%
Built <1949	1,297 10.06%	2,534 12.33%	8,629 16.43%
2024 Median Year Built	1991	1988	1979