

## Demographic Detail Report

145 NY-303, West Nyack, NY 10994

Building Type: **Class C Office**

Class: **C**

RBA: **2,718 SF**

Typical Floor: **2,718 SF**

Total Available: **0 SF**

% Leased: **100%**

Rent/SF/Yr: **-**



Radius	1 Mile		3 Mile		5 Mile	
Population						
2029 Projection	3,477		40,818		145,760	
2024 Estimate	3,535		41,128		146,715	
2020 Census	3,734		41,551		146,260	
Growth 2024 - 2029	-1.64%		-0.75%		-0.65%	
Growth 2020 - 2024	-5.33%		-1.02%		0.31%	
2024 Population by Age	3,535		41,128		146,715	
Age 0 - 4	205	5.80%	2,180	5.30%	8,026	5.47%
Age 5 - 9	206	5.83%	2,116	5.14%	8,268	5.64%
Age 10 - 14	203	5.74%	2,191	5.33%	8,506	5.80%
Age 15 - 19	214	6.05%	2,493	6.06%	9,312	6.35%
Age 20 - 24	214	6.05%	2,576	6.26%	9,402	6.41%
Age 25 - 29	237	6.70%	2,354	5.72%	8,509	5.80%
Age 30 - 34	247	6.99%	2,202	5.35%	7,933	5.41%
Age 35 - 39	254	7.19%	2,305	5.60%	8,363	5.70%
Age 40 - 44	234	6.62%	2,334	5.67%	8,590	5.85%
Age 45 - 49	206	5.83%	2,422	5.89%	8,836	6.02%
Age 50 - 54	210	5.94%	2,721	6.62%	9,732	6.63%
Age 55 - 59	211	5.97%	2,792	6.79%	9,867	6.73%
Age 60 - 64	240	6.79%	3,154	7.67%	10,592	7.22%
Age 65 - 69	194	5.49%	2,621	6.37%	8,710	5.94%
Age 70 - 74	151	4.27%	2,248	5.47%	7,372	5.02%
Age 75 - 79	113	3.20%	1,794	4.36%	5,989	4.08%
Age 80 - 84	72	2.04%	1,169	2.84%	3,987	2.72%
Age 85+	124	3.51%	1,456	3.54%	4,722	3.22%
Age 65+	654	18.50%	9,288	22.58%	30,780	20.98%
Median Age	39.80		44.60		42.90	
Average Age	40.50		43.10		42.00	



## Demographic Detail Report

145 NY-303, West Nyack, NY 10994

Radius	1 Mile	3 Mile	5 Mile
<b>2024 Population By Race</b>	<b>3,535</b>	<b>41,128</b>	<b>146,715</b>
White	1,561 44.16%	27,392 66.60%	90,542 61.71%
Black	917 25.94%	3,948 9.60%	12,200 8.32%
Am. Indian & Alaskan	23 0.65%	179 0.44%	635 0.43%
Asian	301 8.51%	3,468 8.43%	14,230 9.70%
Hawaiian & Pacific Island	1 0.03%	35 0.09%	99 0.07%
Other	732 20.71%	6,106 14.85%	29,009 19.77%
<b>Population by Hispanic Origin</b>	<b>3,535</b>	<b>41,128</b>	<b>146,715</b>
Non-Hispanic Origin	2,757 77.99%	34,917 84.90%	116,733 79.56%
Hispanic Origin	778 22.01%	6,211 15.10%	29,982 20.44%
<b>2024 Median Age, Male</b>	<b>37.50</b>	<b>42.40</b>	<b>40.90</b>
<b>2024 Average Age, Male</b>	<b>38.60</b>	<b>41.50</b>	<b>40.40</b>
<b>2024 Median Age, Female</b>	<b>42.30</b>	<b>46.70</b>	<b>44.90</b>
<b>2024 Average Age, Female</b>	<b>42.40</b>	<b>44.60</b>	<b>43.50</b>
<b>2024 Population by Occupation Classification</b>	<b>2,877</b>	<b>34,136</b>	<b>120,049</b>
Civilian Employed	1,716 59.65%	21,225 62.18%	76,089 63.38%
Civilian Unemployed	40 1.39%	513 1.50%	2,053 1.71%
Civilian Non-Labor Force	1,120 38.93%	12,374 36.25%	41,875 34.88%
Armed Forces	1 0.03%	24 0.07%	32 0.03%
<b>Households by Marital Status</b>			
Married	560	7,910	28,303
Married No Children	321	4,820	16,659
Married w/Children	240	3,089	11,643
<b>2024 Population by Education</b>	<b>2,794</b>	<b>31,476</b>	<b>109,124</b>
Some High School, No Diploma	393 14.07%	1,766 5.61%	9,298 8.52%
High School Grad (Incl Equivalency)	282 10.09%	4,445 14.12%	16,992 15.57%
Some College, No Degree	599 21.44%	6,628 21.06%	22,597 20.71%
Associate Degree	300 10.74%	1,904 6.05%	5,923 5.43%
Bachelor Degree	676 24.19%	8,431 26.79%	28,988 26.56%
Advanced Degree	544 19.47%	8,302 26.38%	25,326 23.21%

## Demographic Detail Report

145 NY-303, West Nyack, NY 10994

Radius	1 Mile	3 Mile	5 Mile
<b>2024 Population by Occupation</b>	<b>3,180</b>	<b>40,851</b>	<b>147,034</b>
Real Estate & Finance	46 1.45%	1,628 3.99%	5,123 3.48%
Professional & Management	698 21.95%	14,364 35.16%	48,543 33.01%
Public Administration	53 1.67%	1,096 2.68%	4,263 2.90%
Education & Health	595 18.71%	7,095 17.37%	23,729 16.14%
Services	332 10.44%	2,934 7.18%	12,514 8.51%
Information	4 0.13%	594 1.45%	2,271 1.54%
Sales	596 18.74%	4,311 10.55%	14,266 9.70%
Transportation	101 3.18%	1,358 3.32%	5,962 4.05%
Retail	173 5.44%	2,029 4.97%	6,933 4.72%
Wholesale	30 0.94%	369 0.90%	1,604 1.09%
Manufacturing	178 5.60%	1,320 3.23%	4,301 2.93%
Production	207 6.51%	1,211 2.96%	5,413 3.68%
Construction	25 0.79%	860 2.11%	4,857 3.30%
Utilities	112 3.52%	861 2.11%	3,578 2.43%
Agriculture & Mining	0 0.00%	44 0.11%	164 0.11%
Farming, Fishing, Forestry	0 0.00%	19 0.05%	128 0.09%
Other Services	30 0.94%	758 1.86%	3,385 2.30%
<b>2024 Worker Travel Time to Job</b>	<b>1,596</b>	<b>18,830</b>	<b>68,002</b>
<30 Minutes	1,263 79.14%	10,037 53.30%	37,202 54.71%
30-60 Minutes	170 10.65%	5,541 29.43%	19,429 28.57%
60+ Minutes	163 10.21%	3,252 17.27%	11,371 16.72%
<b>2020 Households by HH Size</b>	<b>1,326</b>	<b>15,442</b>	<b>51,588</b>
1-Person Households	379 28.58%	4,146 26.85%	12,510 24.25%
2-Person Households	339 25.57%	4,626 29.96%	14,956 28.99%
3-Person Households	204 15.38%	2,421 15.68%	8,411 16.30%
4-Person Households	235 17.72%	2,474 16.02%	8,772 17.00%
5-Person Households	102 7.69%	1,035 6.70%	4,113 7.97%
6-Person Households	28 2.11%	442 2.86%	1,638 3.18%
7 or more Person Households	39 2.94%	298 1.93%	1,188 2.30%
<b>2024 Average Household Size</b>	<b>2.70</b>	<b>2.60</b>	<b>2.70</b>
<b>Households</b>			
2029 Projection	1,200	15,093	51,188
2024 Estimate	1,227	15,221	51,572
2020 Census	1,326	15,441	51,589
Growth 2024 - 2029	-2.20%	-0.84%	-0.74%
Growth 2020 - 2024	-7.47%	-1.42%	-0.03%



## Demographic Detail Report

145 NY-303, West Nyack, NY 10994

Radius	1 Mile	3 Mile	5 Mile
<b>2024 Households by HH Income</b>	<b>1,227</b>	<b>15,223</b>	<b>51,573</b>
<\$25,000	101 8.23%	1,230 8.08%	4,710 9.13%
\$25,000 - \$50,000	257 20.95%	1,635 10.74%	5,462 10.59%
\$50,000 - \$75,000	113 9.21%	1,753 11.52%	6,247 12.11%
\$75,000 - \$100,000	233 18.99%	1,813 11.91%	5,338 10.35%
\$100,000 - \$125,000	73 5.95%	1,491 9.79%	5,688 11.03%
\$125,000 - \$150,000	114 9.29%	1,358 8.92%	4,527 8.78%
\$150,000 - \$200,000	104 8.48%	2,116 13.90%	7,154 13.87%
\$200,000+	232 18.91%	3,827 25.14%	12,447 24.13%
<b>2024 Avg Household Income</b>	<b>\$123,791</b>	<b>\$148,176</b>	<b>\$145,322</b>
<b>2024 Med Household Income</b>	<b>\$90,289</b>	<b>\$119,793</b>	<b>\$117,710</b>
<b>2024 Occupied Housing</b>	<b>1,226</b>	<b>15,221</b>	<b>51,572</b>
Owner Occupied	655 53.43%	10,837 71.20%	36,334 70.45%
Renter Occupied	571 46.57%	4,384 28.80%	15,238 29.55%
<b>2020 Housing Units</b>	<b>1,382</b>	<b>16,256</b>	<b>54,519</b>
1 Unit	812 58.76%	11,111 68.35%	37,396 68.59%
2 - 4 Units	198 14.33%	2,332 14.35%	7,552 13.85%
5 - 19 Units	231 16.71%	1,680 10.33%	5,400 9.90%
20+ Units	141 10.20%	1,133 6.97%	4,171 7.65%
<b>2024 Housing Value</b>	<b>656</b>	<b>10,837</b>	<b>36,333</b>
<\$100,000	0 0.00%	108 1.00%	464 1.28%
\$100,000 - \$200,000	1 0.15%	201 1.85%	686 1.89%
\$200,000 - \$300,000	44 6.71%	583 5.38%	1,755 4.83%
\$300,000 - \$400,000	46 7.01%	976 9.01%	4,041 11.12%
\$400,000 - \$500,000	188 28.66%	2,533 23.37%	8,407 23.14%
\$500,000 - \$1,000,000	362 55.18%	5,702 52.62%	18,991 52.27%
\$1,000,000+	15 2.29%	734 6.77%	1,989 5.47%
<b>2024 Median Home Value</b>	<b>\$567,679</b>	<b>\$589,223</b>	<b>\$574,074</b>
<b>2024 Housing Units by Yr Built</b>	<b>1,382</b>	<b>16,259</b>	<b>54,745</b>
Built 2010+	64 4.63%	752 4.63%	2,933 5.36%
Built 2000 - 2010	96 6.95%	635 3.91%	2,573 4.70%
Built 1990 - 1999	159 11.51%	800 4.92%	4,510 8.24%
Built 1980 - 1989	100 7.24%	1,687 10.38%	6,072 11.09%
Built 1970 - 1979	69 4.99%	2,411 14.83%	7,274 13.29%
Built 1960 - 1969	315 22.79%	3,213 19.76%	10,544 19.26%
Built 1950 - 1959	289 20.91%	3,159 19.43%	9,390 17.15%
Built <1949	290 20.98%	3,602 22.15%	11,449 20.91%
<b>2024 Median Year Built</b>	<b>1963</b>	<b>1963</b>	<b>1965</b>

