

Demographic Detail Report

260 N Route 303, West Nyack, NY 10994

Building Type: **Class C Office**

Class: **C**

RBA: **6,889 SF**

Typical Floor: **6,889 SF**

Total Available: **6,889 SF**

% Leased: **100%**

Rent/SF/Yr: **Negotiable**



Radius	1 Mile		3 Mile		5 Mile	
Population						
2029 Projection	4,707		46,723		157,609	
2024 Estimate	4,759		47,118		158,491	
2020 Census	4,889		47,807		157,719	
Growth 2024 - 2029	-1.09%		-0.84%		-0.56%	
Growth 2020 - 2024	-2.66%		-1.44%		0.49%	
2024 Population by Age	4,759		47,118		158,491	
Age 0 - 4	265	5.57%	2,463	5.23%	9,577	6.04%
Age 5 - 9	247	5.19%	2,475	5.25%	10,137	6.40%
Age 10 - 14	238	5.00%	2,570	5.45%	10,084	6.36%
Age 15 - 19	248	5.21%	2,833	6.01%	10,643	6.72%
Age 20 - 24	246	5.17%	2,851	6.05%	10,499	6.62%
Age 25 - 29	284	5.97%	2,611	5.54%	9,448	5.96%
Age 30 - 34	319	6.70%	2,451	5.20%	8,786	5.54%
Age 35 - 39	337	7.08%	2,608	5.54%	9,128	5.76%
Age 40 - 44	314	6.60%	2,711	5.75%	9,237	5.83%
Age 45 - 49	281	5.90%	2,838	6.02%	9,273	5.85%
Age 50 - 54	286	6.01%	3,141	6.67%	9,953	6.28%
Age 55 - 59	295	6.20%	3,181	6.75%	9,857	6.22%
Age 60 - 64	352	7.40%	3,587	7.61%	10,688	6.74%
Age 65 - 69	316	6.64%	3,004	6.38%	8,822	5.57%
Age 70 - 74	249	5.23%	2,627	5.58%	7,577	4.78%
Age 75 - 79	179	3.76%	2,143	4.55%	6,132	3.87%
Age 80 - 84	115	2.42%	1,388	2.95%	3,953	2.49%
Age 85+	188	3.95%	1,636	3.47%	4,698	2.96%
Age 65+	1,047	22.00%	10,798	22.92%	31,182	19.67%
Median Age	43.10		45.00		40.50	
Average Age	42.90		43.20		40.50	

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Radius	1 Mile	3 Mile	5 Mile
2024 Population By Race	4,759	47,118	158,491
White	2,642 55.52%	31,078 65.96%	92,981 58.67%
Black	835 17.55%	4,242 9.00%	17,344 10.94%
Am. Indian & Alaskan	34 0.71%	204 0.43%	856 0.54%
Asian	398 8.36%	4,537 9.63%	13,943 8.80%
Hawaiian & Pacific Island	8 0.17%	35 0.07%	106 0.07%
Other	842 17.69%	7,022 14.90%	33,262 20.99%
Population by Hispanic Origin	4,759	47,118	158,491
Non-Hispanic Origin	3,880 81.53%	39,960 84.81%	123,888 78.17%
Hispanic Origin	879 18.47%	7,158 15.19%	34,603 21.83%
2024 Median Age, Male	40.90	42.70	38.40
2024 Average Age, Male	41.00	41.60	38.80
2024 Median Age, Female	45.50	47.10	42.60
2024 Average Age, Female	44.60	44.80	42.10
2024 Population by Occupation Classification	3,958	39,037	126,560
Civilian Employed	2,378 60.08%	24,488 62.73%	80,254 63.41%
Civilian Unemployed	62 1.57%	631 1.62%	2,209 1.75%
Civilian Non-Labor Force	1,518 38.35%	13,894 35.59%	44,072 34.82%
Armed Forces	0 0.00%	24 0.06%	25 0.02%
Households by Marital Status			
Married	808	9,355	29,384
Married No Children	510	5,707	16,753
Married w/Children	298	3,648	12,632
2024 Population by Education	3,913	36,048	113,820
Some High School, No Diploma	275 7.03%	1,851 5.13%	11,625 10.21%
High School Grad (Incl Equivalency)	414 10.58%	5,118 14.20%	18,950 16.65%
Some College, No Degree	1,029 26.30%	7,644 21.21%	24,447 21.48%
Associate Degree	398 10.17%	2,123 5.89%	6,269 5.51%
Bachelor Degree	1,017 25.99%	9,898 27.46%	28,426 24.97%
Advanced Degree	780 19.93%	9,414 26.12%	24,103 21.18%

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Radius	1 Mile	3 Mile	5 Mile
2024 Population by Occupation	4,387	47,214	155,278
Real Estate & Finance	82 1.87%	1,712 3.63%	5,099 3.28%
Professional & Management	1,532 34.92%	16,471 34.89%	47,885 30.84%
Public Administration	134 3.05%	1,265 2.68%	4,317 2.78%
Education & Health	904 20.61%	8,173 17.31%	25,306 16.30%
Services	310 7.07%	3,460 7.33%	14,550 9.37%
Information	37 0.84%	756 1.60%	2,113 1.36%
Sales	578 13.18%	4,917 10.41%	15,365 9.90%
Transportation	112 2.55%	1,545 3.27%	6,756 4.35%
Retail	118 2.69%	2,451 5.19%	7,919 5.10%
Wholesale	38 0.87%	416 0.88%	1,472 0.95%
Manufacturing	130 2.96%	1,543 3.27%	4,524 2.91%
Production	172 3.92%	1,500 3.18%	6,183 3.98%
Construction	43 0.98%	1,025 2.17%	5,540 3.57%
Utilities	139 3.17%	1,104 2.34%	3,968 2.56%
Agriculture & Mining	0 0.00%	47 0.10%	255 0.16%
Farming, Fishing, Forestry	0 0.00%	20 0.04%	221 0.14%
Other Services	58 1.32%	809 1.71%	3,805 2.45%
2024 Worker Travel Time to Job	2,237	21,560	72,785
<30 Minutes	1,299 58.07%	11,772 54.60%	40,911 56.21%
30-60 Minutes	541 24.18%	6,169 28.61%	20,027 27.52%
60+ Minutes	397 17.75%	3,619 16.79%	11,847 16.28%
2020 Households by HH Size	1,927	17,678	52,757
1-Person Households	612 31.76%	4,521 25.57%	12,076 22.89%
2-Person Households	569 29.53%	5,361 30.33%	14,786 28.03%
3-Person Households	267 13.86%	2,785 15.75%	8,742 16.57%
4-Person Households	285 14.79%	2,948 16.68%	8,919 16.91%
5-Person Households	121 6.28%	1,217 6.88%	4,380 8.30%
6-Person Households	35 1.82%	506 2.86%	1,915 3.63%
7 or more Person Households	38 1.97%	340 1.92%	1,939 3.68%
2024 Average Household Size	2.40	2.60	2.80
Households			
2029 Projection	1,858	17,199	52,679
2024 Estimate	1,878	17,357	52,991
2020 Census	1,926	17,678	52,757
Growth 2024 - 2029	-1.06%	-0.91%	-0.59%
Growth 2020 - 2024	-2.49%	-1.82%	0.44%



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Radius	1 Mile	3 Mile	5 Mile
2024 Households by HH Income	1,877	17,358	52,991
<\$25,000	185 9.86%	1,472 8.48%	5,915 11.16%
\$25,000 - \$50,000	317 16.89%	1,817 10.47%	6,051 11.42%
\$50,000 - \$75,000	204 10.87%	1,954 11.26%	6,526 12.32%
\$75,000 - \$100,000	320 17.05%	1,990 11.46%	5,643 10.65%
\$100,000 - \$125,000	216 11.51%	1,788 10.30%	5,812 10.97%
\$125,000 - \$150,000	163 8.68%	1,485 8.56%	4,324 8.16%
\$150,000 - \$200,000	234 12.47%	2,559 14.74%	6,935 13.09%
\$200,000+	238 12.68%	4,293 24.73%	11,785 22.24%
2024 Avg Household Income	\$115,090	\$147,892	\$138,133
2024 Med Household Income	\$93,163	\$120,217	\$110,153
2024 Occupied Housing	1,878	17,358	52,991
Owner Occupied	1,251 66.61%	12,618 72.69%	35,610 67.20%
Renter Occupied	627 33.39%	4,740 27.31%	17,381 32.80%
2020 Housing Units	2,049	18,486	56,053
1 Unit	969 47.29%	13,094 70.83%	36,816 65.68%
2 - 4 Units	432 21.08%	2,496 13.50%	8,056 14.37%
5 - 19 Units	546 26.65%	1,663 9.00%	6,307 11.25%
20+ Units	102 4.98%	1,233 6.67%	4,874 8.70%
2024 Housing Value	1,251	12,618	35,611
<\$100,000	38 3.04%	156 1.24%	732 2.06%
\$100,000 - \$200,000	90 7.19%	222 1.76%	728 2.04%
\$200,000 - \$300,000	298 23.82%	598 4.74%	1,865 5.24%
\$300,000 - \$400,000	231 18.47%	1,216 9.64%	4,163 11.69%
\$400,000 - \$500,000	216 17.27%	3,121 24.73%	8,493 23.85%
\$500,000 - \$1,000,000	378 30.22%	6,637 52.60%	18,009 50.57%
\$1,000,000+	0 0.00%	668 5.29%	1,621 4.55%
2024 Median Home Value	\$386,363	\$575,034	\$550,655
2024 Housing Units by Yr Built	2,050	18,486	56,300
Built 2010+	68 3.32%	760 4.11%	3,706 6.58%
Built 2000 - 2010	66 3.22%	658 3.56%	2,869 5.10%
Built 1990 - 1999	123 6.00%	955 5.17%	4,906 8.71%
Built 1980 - 1989	99 4.83%	1,937 10.48%	6,156 10.93%
Built 1970 - 1979	593 28.93%	3,188 17.25%	8,526 15.14%
Built 1960 - 1969	498 24.29%	4,038 21.84%	10,907 19.37%
Built 1950 - 1959	233 11.37%	3,123 16.89%	9,197 16.34%
Built <1949	370 18.05%	3,827 20.70%	10,033 17.82%
2024 Median Year Built	1967	1965	1967

