

Demographic Detail Report

Ardasley Plaza 875 Saw Mill River Rd, Ardsley, NY 10502

Building Type: **General Retail** Total Available: **10,000 SF**
 Secondary: - % Leased: **73.37%**
 GLA: **37,558 SF** Rent/SF/Yr: **Negotiable**
 Year Built: **1968**



Radius	1 Mile	3 Mile	5 Mile
Population			
2030 Projection	10,546	81,274	276,917
2025 Estimate	10,448	80,487	273,703
2020 Census	10,298	79,176	267,453
Growth 2025 - 2030	0.94%	0.98%	1.17%
Growth 2020 - 2025	1.46%	1.66%	2.34%

2025 Population by Age	10,448		80,487		273,703	
Age 0 - 4	469	4.49%	3,803	4.72%	14,059	5.14%
Age 5 - 9	588	5.63%	4,222	5.25%	14,248	5.21%
Age 10 - 14	753	7.21%	4,869	6.05%	15,298	5.59%
Age 15 - 19	794	7.60%	5,118	6.36%	15,969	5.83%
Age 20 - 24	679	6.50%	4,592	5.71%	15,380	5.62%
Age 25 - 29	519	4.97%	3,913	4.86%	14,746	5.39%
Age 30 - 34	436	4.17%	3,817	4.74%	15,556	5.68%
Age 35 - 39	474	4.54%	4,220	5.24%	16,656	6.09%
Age 40 - 44	648	6.20%	5,169	6.42%	18,370	6.71%
Age 45 - 49	746	7.14%	5,668	7.04%	18,639	6.81%
Age 50 - 54	762	7.29%	5,845	7.26%	18,673	6.82%
Age 55 - 59	737	7.05%	5,792	7.20%	18,684	6.83%
Age 60 - 64	707	6.77%	5,633	7.00%	18,457	6.74%
Age 65 - 69	634	6.07%	5,112	6.35%	16,745	6.12%
Age 70 - 74	532	5.09%	4,352	5.41%	14,271	5.21%
Age 75 - 79	382	3.66%	3,310	4.11%	10,919	3.99%
Age 80 - 84	264	2.53%	2,378	2.95%	8,003	2.92%
Age 85+	324	3.10%	2,675	3.32%	9,030	3.30%
Age 65+	2,136	20.44%	17,827	22.15%	58,968	21.54%
Median Age	44.00		45.50		44.10	
Average Age	41.80		43.20		42.80	

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Radius	1 Mile		3 Mile		5 Mile
2025 Population By Race	10,448		80,487		273,703
White	6,922	66.25%	48,997	60.88%	149,835 54.74%
Black	404	3.87%	5,516	6.85%	26,461 9.67%
Am. Indian & Alaskan	25	0.24%	350	0.43%	2,054 0.75%
Asian	1,611	15.42%	11,218	13.94%	28,589 10.45%
Hawaiian & Pacific Island	1	0.01%	11	0.01%	99 0.04%
Other	1,484	14.20%	14,395	17.88%	66,666 24.36%
Population by Hispanic Origin	10,448		80,487		273,703
Non-Hispanic Origin	9,281	88.83%	68,013	84.50%	208,191 76.06%
Hispanic Origin	1,167	11.17%	12,473	15.50%	65,512 23.94%
2025 Median Age, Male	42.10		43.80		42.50
2025 Average Age, Male	40.50		41.80		41.40
2025 Median Age, Female	45.60		47.00		45.60
2025 Average Age, Female	43.00		44.60		44.10
2025 Population by Occupation Classification	8,477		66,567		226,905
Civilian Employed	5,528	65.21%	43,466	65.30%	146,072 64.38%
Civilian Unemployed	167	1.97%	1,183	1.78%	3,917 1.73%
Civilian Non-Labor Force	2,782	32.82%	21,918	32.93%	76,863 33.87%
Armed Forces	0	0.00%	0	0.00%	53 0.02%
Households by Marital Status					
Married	2,376		16,825		51,603
Married No Children	1,157		8,983		29,167
Married w/Children	1,218		7,842		22,436
2025 Population by Education	7,595		61,037		208,928
Some High School, No Diploma	233	3.07%	2,297	3.76%	16,026 7.67%
High School Grad (Incl Equivalency)	789	10.39%	6,998	11.47%	31,460 15.06%
Some College, No Degree	895	11.78%	9,027	14.79%	36,230 17.34%
Associate Degree	430	5.66%	3,156	5.17%	10,178 4.87%
Bachelor Degree	2,243	29.53%	17,110	28.03%	53,923 25.81%
Advanced Degree	3,005	39.57%	22,449	36.78%	61,111 29.25%

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Radius	1 Mile		3 Mile		5 Mile	
2025 Population by Occupation	11,251		91,715		300,797	
Real Estate & Finance	566	5.03%	5,502	6.00%	17,040	5.66%
Professional & Management	4,766	42.36%	35,818	39.05%	106,933	35.55%
Public Administration	245	2.18%	1,655	1.80%	6,205	2.06%
Education & Health	1,868	16.60%	12,693	13.84%	42,494	14.13%
Services	415	3.69%	4,434	4.83%	20,631	6.86%
Information	196	1.74%	2,011	2.19%	5,130	1.71%
Sales	1,004	8.92%	7,918	8.63%	27,198	9.04%
Transportation	869	7.72%	9,602	10.47%	27,051	8.99%
Retail	284	2.52%	3,071	3.35%	11,333	3.77%
Wholesale	241	2.14%	1,007	1.10%	3,152	1.05%
Manufacturing	129	1.15%	1,674	1.83%	5,523	1.84%
Production	182	1.62%	1,677	1.83%	7,446	2.48%
Construction	173	1.54%	1,308	1.43%	8,099	2.69%
Utilities	153	1.36%	1,078	1.18%	4,860	1.62%
Agriculture & Mining	26	0.23%	115	0.13%	348	0.12%
Farming, Fishing, Forestry	15	0.13%	56	0.06%	156	0.05%
Other Services	119	1.06%	2,096	2.29%	7,198	2.39%
2025 Worker Travel Time to Job	4,494		35,832		124,776	
<30 Minutes	2,331	51.87%	16,116	44.98%	65,099	52.17%
30-60 Minutes	1,119	24.90%	9,771	27.27%	33,880	27.15%
60+ Minutes	1,044	23.23%	9,945	27.75%	25,797	20.67%
2020 Households by HH Size	3,369		29,470		102,007	
1-Person Households	492	14.60%	7,291	24.74%	28,947	28.38%
2-Person Households	880	26.12%	8,558	29.04%	29,666	29.08%
3-Person Households	639	18.97%	4,969	16.86%	16,447	16.12%
4-Person Households	896	26.60%	5,450	18.49%	16,018	15.70%
5-Person Households	315	9.35%	2,126	7.21%	7,001	6.86%
6-Person Households	90	2.67%	711	2.41%	2,440	2.39%
7 or more Person Households	57	1.69%	365	1.24%	1,488	1.46%
2025 Average Household Size	3.00		2.60		2.50	
Households						
2030 Projection	3,426		30,179		105,735	
2025 Estimate	3,397		29,883		104,432	
2020 Census	3,369		29,470		102,006	
Growth 2025 - 2030	0.85%		0.99%		1.25%	
Growth 2020 - 2025	0.83%		1.40%		2.38%	



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Radius	1 Mile		3 Mile		5 Mile		
2025 Households by HH Income	3,401		29,882		104,433		
<\$25,000	177	5.20%	2,095	7.01%	10,316	9.88%	
\$25,000 - \$50,000	146	4.29%	2,114	7.07%	10,315	9.88%	
\$50,000 - \$75,000	198	5.82%	2,275	7.61%	11,148	10.67%	
\$75,000 - \$100,000	170	5.00%	2,924	9.79%	9,266	8.87%	
\$100,000 - \$125,000	193	5.67%	2,513	8.41%	9,970	9.55%	
\$125,000 - \$150,000	163	4.79%	1,965	6.58%	8,058	7.72%	
\$150,000 - \$200,000	639	18.79%	4,041	13.52%	11,888	11.38%	
\$200,000+	1,715	50.43%	11,955	40.01%	33,472	32.05%	
2025 Avg Household Income	\$212,674		\$183,392		\$160,134		
2025 Med Household Income	\$201,691		\$163,053		\$128,728		
2025 Occupied Housing	3,397		29,884		104,432		
Owner Occupied	2,908	85.60%	22,333	74.73%	67,083	64.24%	
Renter Occupied	489	14.40%	7,551	25.27%	37,349	35.76%	
2020 Housing Units	3,619		32,042		112,391		
1 Unit	3,005	83.03%	18,857	58.85%	53,104	47.25%	
2 - 4 Units	308	8.51%	3,219	10.05%	15,137	13.47%	
5 - 19 Units	172	4.75%	3,193	9.97%	10,780	9.59%	
20+ Units	134	3.70%	6,773	21.14%	33,370	29.69%	
2025 Housing Value	2,908		22,334		67,084		
<\$100,000	50	1.72%	494	2.21%	1,636	2.44%	
\$100,000 - \$200,000	0	0.00%	1,037	4.64%	4,518	6.73%	
\$200,000 - \$300,000	9	0.31%	1,382	6.19%	4,554	6.79%	
\$300,000 - \$400,000	42	1.44%	1,670	7.48%	4,934	7.35%	
\$400,000 - \$500,000	104	3.58%	1,515	6.78%	5,148	7.67%	
\$500,000 - \$1,000,000	2,198	75.58%	10,087	45.16%	32,831	48.94%	
\$1,000,000+	505	17.37%	6,149	27.53%	13,463	20.07%	
2025 Median Home Value	\$784,121		\$751,264		\$694,206		
2025 Housing Units by Yr Built	3,621		32,079		112,507		
Built 2010+	437	12.07%	2,391	7.45%	9,981	8.87%	
Built 2000 - 2010	122	3.37%	1,329	4.14%	5,928	5.27%	
Built 1990 - 1999	130	3.59%	1,430	4.46%	5,136	4.57%	
Built 1980 - 1989	392	10.83%	2,464	7.68%	7,372	6.55%	
Built 1970 - 1979	115	3.18%	2,406	7.50%	9,155	8.14%	
Built 1960 - 1969	396	10.94%	4,564	14.23%	16,358	14.54%	
Built 1950 - 1959	1,359	37.53%	7,713	24.04%	22,800	20.27%	
Built <1949	670	18.50%	9,782	30.49%	35,777	31.80%	
2025 Median Year Built	1957		1957		1958		

