

## Demographic Detail Report

### The Shoppes at Crystal Run

800 N Galleria Dr, Middletown, NY 10941

Building Type: **General Retail**  
 Secondary: **Freestanding**  
 GLA: **10,500 SF**  
 Year Built: **2025**

Total Available: **0 SF**  
 % Leased: **100%**  
 Rent/SF/Yr: **-**



Radius	3 Mile		5 Mile		10 Mile	
Population						
2029 Projection	43,574		75,388		142,271	
2024 Estimate	41,240		71,230		134,888	
2020 Census	40,111		68,734		132,132	
Growth 2024 - 2029	5.66%		5.84%		5.47%	
Growth 2020 - 2024	2.81%		3.63%		2.09%	
2024 Population by Age	41,240		71,230		134,888	
Age 0 - 4	2,489	6.04%	4,192	5.89%	7,629	5.66%
Age 5 - 9	2,506	6.08%	4,184	5.87%	7,871	5.84%
Age 10 - 14	2,566	6.22%	4,329	6.08%	8,228	6.10%
Age 15 - 19	2,691	6.53%	4,577	6.43%	8,660	6.42%
Age 20 - 24	2,809	6.81%	4,731	6.64%	8,746	6.48%
Age 25 - 29	2,709	6.57%	4,580	6.43%	8,233	6.10%
Age 30 - 34	2,621	6.36%	4,487	6.30%	8,079	5.99%
Age 35 - 39	2,673	6.48%	4,608	6.47%	8,386	6.22%
Age 40 - 44	2,760	6.69%	4,788	6.72%	8,894	6.59%
Age 45 - 49	2,669	6.47%	4,663	6.55%	8,711	6.46%
Age 50 - 54	2,645	6.41%	4,639	6.51%	8,876	6.58%
Age 55 - 59	2,580	6.26%	4,596	6.45%	9,056	6.71%
Age 60 - 64	2,436	5.91%	4,383	6.15%	8,827	6.54%
Age 65 - 69	2,211	5.36%	3,932	5.52%	7,951	5.89%
Age 70 - 74	1,823	4.42%	3,183	4.47%	6,297	4.67%
Age 75 - 79	1,395	3.38%	2,397	3.37%	4,667	3.46%
Age 80 - 84	897	2.18%	1,559	2.19%	3,026	2.24%
Age 85+	759	1.84%	1,401	1.97%	2,753	2.04%
Age 65+	7,085	17.18%	12,472	17.51%	24,694	18.31%
Median Age	39.20		39.90		40.90	
Average Age	39.30		39.80		40.40	

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Radius	3 Mile		5 Mile		10 Mile	
<b>2024 Population By Race</b>	<b>41,240</b>		<b>71,230</b>		<b>134,888</b>	
White	14,775	35.83%	29,555	41.49%	74,790	55.45%
Black	9,120	22.11%	14,811	20.79%	19,954	14.79%
Am. Indian & Alaskan	1,994	4.84%	2,896	4.07%	3,769	2.79%
Asian	1,677	4.07%	2,744	3.85%	4,435	3.29%
Hawaiian & Pacific Island	0	0.00%	0	0.00%	0	0.00%
Other	13,674	33.16%	21,223	29.80%	31,939	23.68%
<b>Population by Hispanic Origin</b>	<b>41,240</b>		<b>71,230</b>		<b>134,888</b>	
Non-Hispanic Origin	24,408	59.19%	44,957	63.12%	96,306	71.40%
Hispanic Origin	16,831	40.81%	26,273	36.88%	38,582	28.60%
<b>2024 Median Age, Male</b>	<b>38.00</b>		<b>38.90</b>		<b>40.10</b>	
<b>2024 Average Age, Male</b>	<b>38.20</b>		<b>38.70</b>		<b>39.50</b>	
<b>2024 Median Age, Female</b>	<b>40.30</b>		<b>40.90</b>		<b>41.70</b>	
<b>2024 Average Age, Female</b>	<b>40.40</b>		<b>40.90</b>		<b>41.30</b>	
<b>2024 Population by Occupation Classification</b>	<b>33,138</b>		<b>57,609</b>		<b>109,430</b>	
Civilian Employed	20,089	60.62%	34,596	60.05%	66,595	60.86%
Civilian Unemployed	741	2.24%	1,333	2.31%	2,428	2.22%
Civilian Non-Labor Force	12,222	36.88%	21,583	37.46%	40,086	36.63%
Armed Forces	86	0.26%	97	0.17%	321	0.29%
<b>Households by Marital Status</b>						
Married	6,010		10,713		22,864	
Married No Children	3,672		6,538		13,828	
Married w/Children	2,338		4,175		9,036	
<b>2024 Population by Education</b>	<b>29,894</b>		<b>51,908</b>		<b>98,582</b>	
Some High School, No Diploma	3,678	12.30%	5,877	11.32%	9,215	9.35%
High School Grad (Incl Equivalency)	9,284	31.06%	15,147	29.18%	28,177	28.58%
Some College, No Degree	8,608	28.80%	15,759	30.36%	30,035	30.47%
Associate Degree	1,716	5.74%	2,692	5.19%	4,828	4.90%
Bachelor Degree	4,142	13.86%	7,768	14.96%	16,003	16.23%
Advanced Degree	2,466	8.25%	4,665	8.99%	10,324	10.47%

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Radius	3 Mile		5 Mile		10 Mile	
2024 Population by Occupation	38,034		65,660		126,012	
Real Estate & Finance	1,062	2.79%	1,934	2.95%	3,849	3.05%
Professional & Management	7,779	20.45%	14,826	22.58%	29,910	23.74%
Public Administration	1,315	3.46%	2,038	3.10%	4,530	3.59%
Education & Health	5,316	13.98%	9,712	14.79%	18,640	14.79%
Services	4,406	11.58%	7,071	10.77%	13,049	10.36%
Information	703	1.85%	1,008	1.54%	1,539	1.22%
Sales	4,372	11.49%	7,727	11.77%	14,385	11.42%
Transportation	725	1.91%	1,463	2.23%	2,603	2.07%
Retail	2,602	6.84%	4,600	7.01%	8,445	6.70%
Wholesale	717	1.89%	1,093	1.66%	1,898	1.51%
Manufacturing	1,478	3.89%	2,071	3.15%	4,020	3.19%
Production	3,226	8.48%	4,810	7.33%	8,242	6.54%
Construction	1,482	3.90%	2,651	4.04%	6,083	4.83%
Utilities	1,511	3.97%	2,373	3.61%	4,860	3.86%
Agriculture & Mining	240	0.63%	442	0.67%	832	0.66%
Farming, Fishing, Forestry	217	0.57%	290	0.44%	378	0.30%
Other Services	883	2.32%	1,551	2.36%	2,749	2.18%
2024 Worker Travel Time to Job	19,182		32,584		62,370	
<30 Minutes	11,631	60.63%	19,453	59.70%	35,599	57.08%
30-60 Minutes	4,054	21.13%	6,868	21.08%	14,441	23.15%
60+ Minutes	3,497	18.23%	6,263	19.22%	12,330	19.77%
2020 Households by HH Size	14,602		25,064		46,803	
1-Person Households	4,091	28.02%	6,954	27.74%	11,434	24.43%
2-Person Households	4,098	28.06%	7,243	28.90%	14,053	30.03%
3-Person Households	2,519	17.25%	4,264	17.01%	8,123	17.36%
4-Person Households	2,051	14.05%	3,560	14.20%	7,126	15.23%
5-Person Households	991	6.79%	1,696	6.77%	3,518	7.52%
6-Person Households	480	3.29%	772	3.08%	1,459	3.12%
7 or more Person Households	372	2.55%	575	2.29%	1,090	2.33%
2024 Average Household Size	2.60		2.60		2.70	
Households						
2029 Projection	15,931		27,700		50,642	
2024 Estimate	15,049		26,104		47,907	
2020 Census	14,602		25,064		46,804	
Growth 2024 - 2029	5.86%		6.11%		5.71%	
Growth 2020 - 2024	3.06%		4.15%		2.36%	



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Radius	3 Mile	5 Mile	10 Mile
<b>2024 Households by HH Income</b>	<b>15,050</b>	<b>26,104</b>	<b>47,905</b>
<\$25,000	2,544 16.90%	4,410 16.89%	6,593 13.76%
\$25,000 - \$50,000	2,128 14.14%	3,966 15.19%	6,405 13.37%
\$50,000 - \$75,000	2,539 16.87%	4,002 15.33%	6,910 14.42%
\$75,000 - \$100,000	2,204 14.64%	3,497 13.40%	5,764 12.03%
\$100,000 - \$125,000	1,519 10.09%	3,034 11.62%	6,315 13.18%
\$125,000 - \$150,000	1,210 8.04%	2,094 8.02%	3,949 8.24%
\$150,000 - \$200,000	1,740 11.56%	2,785 10.67%	6,486 13.54%
\$200,000+	1,166 7.75%	2,316 8.87%	5,483 11.45%
<b>2024 Avg Household Income</b>	<b>\$97,348</b>	<b>\$99,222</b>	<b>\$111,468</b>
<b>2024 Med Household Income</b>	<b>\$78,562</b>	<b>\$79,818</b>	<b>\$92,541</b>
<b>2024 Occupied Housing</b>	<b>15,049</b>	<b>26,104</b>	<b>47,907</b>
Owner Occupied	7,807 51.88%	13,957 53.47%	30,801 64.29%
Renter Occupied	7,242 48.12%	12,147 46.53%	17,106 35.71%
<b>2020 Housing Units</b>	<b>16,134</b>	<b>27,861</b>	<b>51,027</b>
1 Unit	10,136 62.82%	17,860 64.10%	37,429 73.35%
2 - 4 Units	2,374 14.71%	3,324 11.93%	5,046 9.89%
5 - 19 Units	2,366 14.66%	4,171 14.97%	5,339 10.46%
20+ Units	1,258 7.80%	2,506 8.99%	3,213 6.30%
<b>2024 Housing Value</b>	<b>7,806</b>	<b>13,956</b>	<b>30,801</b>
<\$100,000	442 5.66%	859 6.16%	1,625 5.28%
\$100,000 - \$200,000	1,871 23.97%	2,911 20.86%	4,603 14.94%
\$200,000 - \$300,000	2,469 31.63%	3,899 27.94%	8,264 26.83%
\$300,000 - \$400,000	1,652 21.16%	3,200 22.93%	7,439 24.15%
\$400,000 - \$500,000	683 8.75%	1,254 8.99%	4,342 14.10%
\$500,000 - \$1,000,000	629 8.06%	1,678 12.02%	3,978 12.92%
\$1,000,000+	60 0.77%	155 1.11%	550 1.79%
<b>2024 Median Home Value</b>	<b>\$264,398</b>	<b>\$282,277</b>	<b>\$312,213</b>
<b>2024 Housing Units by Yr Built</b>	<b>16,291</b>	<b>28,207</b>	<b>52,399</b>
Built 2010+	1,998 12.26%	3,879 13.75%	5,977 11.41%
Built 2000 - 2010	1,475 9.05%	2,841 10.07%	6,000 11.45%
Built 1990 - 1999	1,386 8.51%	2,712 9.61%	5,358 10.23%
Built 1980 - 1989	1,768 10.85%	2,952 10.47%	6,627 12.65%
Built 1970 - 1979	2,958 18.16%	4,245 15.05%	7,668 14.63%
Built 1960 - 1969	1,593 9.78%	2,667 9.46%	4,807 9.17%
Built 1950 - 1959	1,026 6.30%	2,094 7.42%	4,166 7.95%
Built <1949	4,087 25.09%	6,817 24.17%	11,796 22.51%
<b>2024 Median Year Built</b>	<b>1974</b>	<b>1975</b>	<b>1976</b>

