

## Demographic Detail Report

### Jefferson Valley Shopping Center

3651-3663 Lee Rd, Jefferson Valley, NY 10535

Building Type: **General Retail**  
 Secondary: **Storefront**  
 GLA: **32,000 SF**  
 Year Built: **1970**

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



Radius	3 Mile		5 Mile		10 Mile	
Population						
2029 Projection	33,314		79,223		217,732	
2024 Estimate	33,947		80,667		220,695	
2020 Census	34,918		83,495		223,965	
Growth 2024 - 2029	-1.86%		-1.79%		-1.34%	
Growth 2020 - 2024	-2.78%		-3.39%		-1.46%	
2024 Population by Age	33,947		80,667		220,695	
Age 0 - 4	1,548	4.56%	3,715	4.61%	10,579	4.79%
Age 5 - 9	1,776	5.23%	4,104	5.09%	11,290	5.12%
Age 10 - 14	2,033	5.99%	4,714	5.84%	12,453	5.64%
Age 15 - 19	2,105	6.20%	5,045	6.25%	14,352	6.50%
Age 20 - 24	2,041	6.01%	5,018	6.22%	15,001	6.80%
Age 25 - 29	1,750	5.16%	4,306	5.34%	12,428	5.63%
Age 30 - 34	1,647	4.85%	4,079	5.06%	11,441	5.18%
Age 35 - 39	1,787	5.26%	4,308	5.34%	12,028	5.45%
Age 40 - 44	2,024	5.96%	4,866	6.03%	13,257	6.01%
Age 45 - 49	2,092	6.16%	5,056	6.27%	13,574	6.15%
Age 50 - 54	2,333	6.87%	5,674	7.03%	14,889	6.75%
Age 55 - 59	2,543	7.49%	6,180	7.66%	16,051	7.27%
Age 60 - 64	2,637	7.77%	6,365	7.89%	16,503	7.48%
Age 65 - 69	2,285	6.73%	5,380	6.67%	14,321	6.49%
Age 70 - 74	1,864	5.49%	4,268	5.29%	11,591	5.25%
Age 75 - 79	1,358	4.00%	3,037	3.76%	8,282	3.75%
Age 80 - 84	984	2.90%	2,135	2.65%	5,783	2.62%
Age 85+	1,140	3.36%	2,417	3.00%	6,873	3.11%
Age 65+	7,631	22.48%	17,237	21.37%	46,850	21.23%
Median Age	45.60		45.20		44.10	
Average Age	43.40		43.00		42.60	



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Radius	3 Mile		5 Mile		10 Mile	
<b>2024 Population By Race</b>	<b>33,947</b>		<b>80,667</b>		<b>220,695</b>	
White	25,639	75.53%	59,731	74.05%	154,438	69.98%
Black	1,338	3.94%	3,664	4.54%	13,888	6.29%
Am. Indian & Alaskan	82	0.24%	189	0.23%	764	0.35%
Asian	1,414	4.17%	3,150	3.90%	8,360	3.79%
Hawaiian & Pacific Island	0	0.00%	0	0.00%	22	0.01%
Other	5,474	16.13%	13,933	17.27%	43,223	19.58%
<b>Population by Hispanic Origin</b>	<b>33,947</b>		<b>80,667</b>		<b>220,695</b>	
Non-Hispanic Origin	28,569	84.16%	67,100	83.18%	178,443	80.86%
Hispanic Origin	5,378	15.84%	13,567	16.82%	42,252	19.14%
<b>2024 Median Age, Male</b>	<b>44.00</b>		<b>43.50</b>		<b>42.10</b>	
<b>2024 Average Age, Male</b>	<b>42.20</b>		<b>41.90</b>		<b>41.30</b>	
<b>2024 Median Age, Female</b>	<b>47.30</b>		<b>46.80</b>		<b>46.00</b>	
<b>2024 Average Age, Female</b>	<b>44.60</b>		<b>44.10</b>		<b>43.90</b>	
<b>2024 Population by Occupation Classification</b>	<b>28,171</b>		<b>67,131</b>		<b>183,516</b>	
Civilian Employed	18,128	64.35%	43,812	65.26%	114,104	62.18%
Civilian Unemployed	677	2.40%	1,347	2.01%	3,440	1.87%
Civilian Non-Labor Force	9,352	33.20%	21,944	32.69%	62,498	34.06%
Armed Forces	14	0.05%	28	0.04%	3,474	1.89%
<b>Households by Marital Status</b>						
Married	7,403		17,314		44,131	
Married No Children	4,354		10,169		25,834	
Married w/Children	3,049		7,146		18,297	
<b>2024 Population by Education</b>	<b>25,571</b>		<b>61,055</b>		<b>165,359</b>	
Some High School, No Diploma	1,534	6.00%	3,154	5.17%	11,019	6.66%
High School Grad (Incl Equivalency)	4,539	17.75%	12,080	19.79%	30,707	18.57%
Some College, No Degree	6,001	23.47%	14,575	23.87%	35,740	21.61%
Associate Degree	1,127	4.41%	2,985	4.89%	8,339	5.04%
Bachelor Degree	6,586	25.76%	15,182	24.87%	41,089	24.85%
Advanced Degree	5,784	22.62%	13,079	21.42%	38,465	23.26%



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Radius	3 Mile		5 Mile		10 Mile	
2024 Population by Occupation	35,353		84,491		223,095	
Real Estate & Finance	1,684	4.76%	3,777	4.47%	10,246	4.59%
Professional & Management	11,951	33.80%	28,142	33.31%	74,193	33.26%
Public Administration	1,037	2.93%	2,434	2.88%	5,207	2.33%
Education & Health	6,139	17.36%	14,279	16.90%	34,767	15.58%
Services	2,858	8.08%	6,842	8.10%	17,441	7.82%
Information	504	1.43%	1,052	1.25%	3,205	1.44%
Sales	3,641	10.30%	8,697	10.29%	22,462	10.07%
Transportation	1,209	3.42%	3,053	3.61%	11,614	5.21%
Retail	1,638	4.63%	3,918	4.64%	9,719	4.36%
Wholesale	346	0.98%	959	1.14%	2,640	1.18%
Manufacturing	491	1.39%	1,729	2.05%	5,234	2.35%
Production	1,072	3.03%	2,759	3.27%	7,106	3.19%
Construction	1,230	3.48%	3,102	3.67%	8,405	3.77%
Utilities	825	2.33%	1,951	2.31%	5,242	2.35%
Agriculture & Mining	21	0.06%	114	0.13%	461	0.21%
Farming, Fishing, Forestry	0	0.00%	13	0.02%	49	0.02%
Other Services	707	2.00%	1,670	1.98%	5,104	2.29%
2024 Worker Travel Time to Job	15,963		38,668		102,484	
<30 Minutes	5,978	37.45%	14,474	37.43%	44,110	43.04%
30-60 Minutes	7,076	44.33%	16,136	41.73%	35,208	34.35%
60+ Minutes	2,909	18.22%	8,058	20.84%	23,166	22.60%
2020 Households by HH Size	12,516		29,670		80,174	
1-Person Households	2,725	21.77%	6,198	20.89%	19,336	24.12%
2-Person Households	3,681	29.41%	8,751	29.49%	24,015	29.95%
3-Person Households	2,203	17.60%	5,425	18.28%	13,523	16.87%
4-Person Households	2,402	19.19%	5,675	19.13%	14,018	17.48%
5-Person Households	995	7.95%	2,380	8.02%	6,001	7.48%
6-Person Households	342	2.73%	804	2.71%	2,079	2.59%
7 or more Person Households	168	1.34%	437	1.47%	1,202	1.50%
2024 Average Household Size	2.70		2.80		2.60	
Households						
2029 Projection	11,800		27,928		77,263	
2024 Estimate	12,055		28,483		78,489	
2020 Census	12,515		29,670		80,174	
Growth 2024 - 2029	-2.12%		-1.95%		-1.56%	
Growth 2020 - 2024	-3.68%		-4.00%		-2.10%	

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Radius	3 Mile		5 Mile		10 Mile	
<b>2024 Households by HH Income</b>	<b>12,053</b>		<b>28,481</b>		<b>78,489</b>	
<\$25,000	1,081	8.97%	2,521	8.85%	7,976	10.16%
\$25,000 - \$50,000	1,345	11.16%	2,919	10.25%	8,185	10.43%
\$50,000 - \$75,000	951	7.89%	2,874	10.09%	8,635	11.00%
\$75,000 - \$100,000	744	6.17%	2,278	8.00%	7,534	9.60%
\$100,000 - \$125,000	1,260	10.45%	2,921	10.26%	7,716	9.83%
\$125,000 - \$150,000	1,378	11.43%	3,124	10.97%	7,270	9.26%
\$150,000 - \$200,000	1,812	15.03%	4,159	14.60%	10,366	13.21%
\$200,000+	3,482	28.89%	7,685	26.98%	20,807	26.51%
<b>2024 Avg Household Income</b>	<b>\$158,739</b>		<b>\$153,960</b>		<b>\$149,466</b>	
<b>2024 Med Household Income</b>	<b>\$136,710</b>		<b>\$130,822</b>		<b>\$122,402</b>	
<b>2024 Occupied Housing</b>	<b>12,055</b>		<b>28,483</b>		<b>78,488</b>	
Owner Occupied	10,279	85.27%	24,035	84.38%	59,245	75.48%
Renter Occupied	1,776	14.73%	4,448	15.62%	19,243	24.52%
<b>2020 Housing Units</b>	<b>13,024</b>		<b>31,028</b>		<b>85,949</b>	
1 Unit	10,573	81.18%	26,330	84.86%	66,228	77.05%
2 - 4 Units	1,041	7.99%	1,961	6.32%	7,907	9.20%
5 - 19 Units	873	6.70%	1,554	5.01%	5,745	6.68%
20+ Units	537	4.12%	1,183	3.81%	6,069	7.06%
<b>2024 Housing Value</b>	<b>10,280</b>		<b>24,036</b>		<b>59,245</b>	
<\$100,000	115	1.12%	345	1.44%	1,378	2.33%
\$100,000 - \$200,000	385	3.75%	697	2.90%	2,349	3.96%
\$200,000 - \$300,000	752	7.32%	2,402	9.99%	5,944	10.03%
\$300,000 - \$400,000	1,710	16.63%	5,062	21.06%	9,958	16.81%
\$400,000 - \$500,000	2,892	28.13%	5,759	23.96%	11,997	20.25%
\$500,000 - \$1,000,000	4,175	40.61%	9,149	38.06%	24,533	41.41%
\$1,000,000+	251	2.44%	622	2.59%	3,086	5.21%
<b>2024 Median Home Value</b>	<b>\$475,310</b>		<b>\$460,982</b>		<b>\$483,299</b>	
<b>2024 Housing Units by Yr Built</b>	<b>13,114</b>		<b>31,137</b>		<b>86,482</b>	
Built 2010+	565	4.31%	1,065	3.42%	4,449	5.14%
Built 2000 - 2010	913	6.96%	2,289	7.35%	5,873	6.79%
Built 1990 - 1999	1,004	7.66%	2,259	7.26%	6,648	7.69%
Built 1980 - 1989	1,535	11.71%	3,533	11.35%	10,207	11.80%
Built 1970 - 1979	2,252	17.17%	4,768	15.31%	12,725	14.71%
Built 1960 - 1969	2,436	18.58%	5,420	17.41%	12,897	14.91%
Built 1950 - 1959	2,565	19.56%	5,851	18.79%	12,957	14.98%
Built <1949	1,844	14.06%	5,952	19.12%	20,726	23.97%
<b>2024 Median Year Built</b>	<b>1968</b>		<b>1966</b>		<b>1966</b>	

