

Demographic Detail Report

Blue Mountain Plaza

10-20 Welcher Ave, Peekskill, NY 10566

Building Type: **General Retail**
 Secondary: **Freestanding**
 GLA: **58,293 SF**
 Year Built: **1959**

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



Radius	3 Mile	5 Mile	10 Mile
Population			
2030 Projection	41,981	79,409	282,395
2025 Estimate	41,703	78,744	278,223
2020 Census	41,696	78,951	274,008
Growth 2025 - 2030	0.67%	0.84%	1.50%
Growth 2020 - 2025	0.02%	-0.26%	1.54%
2025 Population by Age			
	41,703	78,744	278,223
Age 0 - 4	2,149 5.15%	4,070 5.17%	15,222 5.47%
Age 5 - 9	2,177 5.22%	4,112 5.22%	15,676 5.63%
Age 10 - 14	2,251 5.40%	4,339 5.51%	16,509 5.93%
Age 15 - 19	2,359 5.66%	4,597 5.84%	17,817 6.40%
Age 20 - 24	2,378 5.70%	4,590 5.83%	18,098 6.50%
Age 25 - 29	2,394 5.74%	4,410 5.60%	16,443 5.91%
Age 30 - 34	2,500 5.99%	4,413 5.60%	15,550 5.59%
Age 35 - 39	2,603 6.24%	4,603 5.85%	15,941 5.73%
Age 40 - 44	2,747 6.59%	4,951 6.29%	16,988 6.11%
Age 45 - 49	2,699 6.47%	5,003 6.35%	17,015 6.12%
Age 50 - 54	2,715 6.51%	5,194 6.60%	17,631 6.34%
Age 55 - 59	2,823 6.77%	5,521 7.01%	18,559 6.67%
Age 60 - 64	2,936 7.04%	5,756 7.31%	19,100 6.86%
Age 65 - 69	2,701 6.48%	5,210 6.62%	17,180 6.17%
Age 70 - 74	2,267 5.44%	4,319 5.48%	14,450 5.19%
Age 75 - 79	1,637 3.93%	3,142 3.99%	10,747 3.86%
Age 80 - 84	1,119 2.68%	2,168 2.75%	7,423 2.67%
Age 85+	1,250 3.00%	2,347 2.98%	7,874 2.83%
Age 65+	8,974 21.52%	17,186 21.83%	57,674 20.73%
Median Age	43.70	44.30	42.30
Average Age	42.70	42.80	41.60

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Radius	3 Mile		5 Mile		10 Mile	
2025 Population By Race	41,703		78,744		278,223	
White	20,000	47.96%	43,452	55.18%	163,668	58.83%
Black	5,908	14.17%	8,685	11.03%	24,330	8.74%
Am. Indian & Alaskan	360	0.86%	545	0.69%	2,193	0.79%
Asian	1,177	2.82%	2,624	3.33%	14,871	5.34%
Hawaiian & Pacific Island	5	0.01%	7	0.01%	32	0.01%
Other	14,252	34.17%	23,431	29.76%	73,128	26.28%
Population by Hispanic Origin	41,703		78,744		278,223	
Non-Hispanic Origin	26,709	64.05%	54,307	68.97%	202,666	72.84%
Hispanic Origin	14,993	35.95%	24,437	31.03%	75,557	27.16%
2025 Median Age, Male	42.70		43.10		40.70	
2025 Average Age, Male	41.90		41.90		40.50	
2025 Median Age, Female	44.90		45.50		43.90	
2025 Average Age, Female	43.50		43.70		42.70	
2025 Population by Occupation Classification	34,652		65,301		227,246	
Civilian Employed	22,357	64.52%	41,528	63.59%	141,049	62.07%
Civilian Unemployed	891	2.57%	1,614	2.47%	4,720	2.08%
Civilian Non-Labor Force	11,310	32.64%	22,049	33.77%	77,521	34.11%
Armed Forces	94	0.27%	110	0.17%	3,956	1.74%
Households by Marital Status						
Married	6,675		14,022		52,752	
Married No Children	4,014		8,450		30,560	
Married w/Children	2,661		5,572		22,192	
2025 Population by Education	32,295		60,551		206,035	
Some High School, No Diploma	3,700	11.46%	5,544	9.16%	16,838	8.17%
High School Grad (Incl Equivalency)	7,716	23.89%	14,164	23.39%	39,901	19.37%
Some College, No Degree	7,416	22.96%	14,742	24.35%	46,234	22.44%
Associate Degree	1,906	5.90%	3,515	5.81%	11,133	5.40%
Bachelor Degree	6,557	20.30%	12,177	20.11%	47,500	23.05%
Advanced Degree	5,000	15.48%	10,409	17.19%	44,429	21.56%

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Radius	3 Mile		5 Mile		10 Mile	
2025 Population by Occupation	43,786		80,974		274,402	
Real Estate & Finance	1,574	3.59%	3,063	3.78%	11,834	4.31%
Professional & Management	11,917	27.22%	23,470	28.98%	87,509	31.89%
Public Administration	1,093	2.50%	2,175	2.69%	7,037	2.56%
Education & Health	6,408	14.63%	12,151	15.01%	41,922	15.28%
Services	4,482	10.24%	7,780	9.61%	23,352	8.51%
Information	618	1.41%	1,340	1.65%	4,255	1.55%
Sales	4,387	10.02%	8,234	10.17%	27,418	9.99%
Transportation	2,835	6.47%	4,526	5.59%	13,297	4.85%
Retail	2,321	5.30%	4,091	5.05%	12,938	4.71%
Wholesale	529	1.21%	1,015	1.25%	3,414	1.24%
Manufacturing	1,040	2.38%	1,880	2.32%	6,823	2.49%
Production	1,950	4.45%	3,335	4.12%	11,233	4.09%
Construction	2,116	4.83%	3,474	4.29%	10,129	3.69%
Utilities	1,151	2.63%	2,233	2.76%	6,939	2.53%
Agriculture & Mining	35	0.08%	80	0.10%	332	0.12%
Farming, Fishing, Forestry	17	0.04%	17	0.02%	80	0.03%
Other Services	1,313	3.00%	2,110	2.61%	5,890	2.15%
2025 Worker Travel Time to Job	20,654		37,839		128,999	
<30 Minutes	9,221	44.65%	16,387	43.31%	61,422	47.61%
30-60 Minutes	6,449	31.22%	12,025	31.78%	41,250	31.98%
60+ Minutes	4,984	24.13%	9,427	24.91%	26,327	20.41%
2020 Households by HH Size	15,568		29,010		94,260	
1-Person Households	4,754	30.54%	7,799	26.88%	21,199	22.49%
2-Person Households	4,413	28.35%	8,361	28.82%	27,383	29.05%
3-Person Households	2,422	15.56%	4,822	16.62%	16,392	17.39%
4-Person Households	2,171	13.95%	4,567	15.74%	16,373	17.37%
5-Person Households	1,060	6.81%	2,091	7.21%	7,543	8.00%
6-Person Households	430	2.76%	778	2.68%	3,127	3.32%
7 or more Person Households	318	2.04%	592	2.04%	2,243	2.38%
2025 Average Household Size	2.50		2.60		2.80	
Households						
2030 Projection	15,558		28,920		96,637	
2025 Estimate	15,469		28,713		95,292	
2020 Census	15,568		29,009		94,260	
Growth 2025 - 2030	0.58%		0.72%		1.41%	
Growth 2020 - 2025	-0.64%		-1.02%		1.09%	

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Radius	3 Mile		5 Mile		10 Mile	
2025 Households by HH Income	15,470		28,712		95,294	
<\$25,000	1,803	11.65%	2,860	9.96%	8,619	9.04%
\$25,000 - \$50,000	2,145	13.87%	3,436	11.97%	9,233	9.69%
\$50,000 - \$75,000	1,752	11.33%	3,575	12.45%	10,344	10.85%
\$75,000 - \$100,000	2,154	13.92%	3,485	12.14%	10,380	10.89%
\$100,000 - \$125,000	1,535	9.92%	2,815	9.80%	9,727	10.21%
\$125,000 - \$150,000	1,317	8.51%	2,342	8.16%	7,859	8.25%
\$150,000 - \$200,000	1,633	10.56%	3,711	12.92%	12,339	12.95%
\$200,000+	3,131	20.24%	6,488	22.60%	26,793	28.12%
2025 Avg Household Income	\$130,052		\$139,183		\$153,833	
2025 Med Household Income	\$98,618		\$108,881		\$123,313	
2025 Occupied Housing	15,469		28,713		95,292	
Owner Occupied	8,940	57.79%	19,264	67.09%	68,882	72.29%
Renter Occupied	6,529	42.21%	9,449	32.91%	26,410	27.71%
2020 Housing Units	16,846		30,938		100,576	
1 Unit	9,885	58.68%	21,243	68.66%	73,179	72.76%
2 - 4 Units	2,428	14.41%	3,694	11.94%	11,240	11.18%
5 - 19 Units	1,998	11.86%	2,717	8.78%	7,990	7.94%
20+ Units	2,535	15.05%	3,284	10.61%	8,167	8.12%
2025 Housing Value	8,940		19,265		68,882	
<\$100,000	348	3.89%	727	3.77%	2,150	3.12%
\$100,000 - \$200,000	761	8.51%	1,047	5.43%	2,378	3.45%
\$200,000 - \$300,000	863	9.65%	1,384	7.18%	4,207	6.11%
\$300,000 - \$400,000	1,604	17.94%	2,934	15.23%	7,726	11.22%
\$400,000 - \$500,000	1,694	18.95%	4,027	20.90%	10,969	15.92%
\$500,000 - \$1,000,000	3,507	39.23%	8,490	44.07%	37,298	54.15%
\$1,000,000+	163	1.82%	656	3.41%	4,154	6.03%
2025 Median Home Value	\$452,774		\$487,918		\$593,986	
2025 Housing Units by Yr Built	16,893		31,356		101,984	
Built 2010+	1,017	6.02%	1,629	5.20%	6,108	5.99%
Built 2000 - 2010	1,011	5.98%	2,186	6.97%	6,438	6.31%
Built 1990 - 1999	1,141	6.75%	2,325	7.41%	7,715	7.56%
Built 1980 - 1989	1,734	10.26%	3,189	10.17%	11,319	11.10%
Built 1970 - 1979	1,727	10.22%	3,998	12.75%	15,701	15.40%
Built 1960 - 1969	2,526	14.95%	4,885	15.58%	16,617	16.29%
Built 1950 - 1959	2,492	14.75%	5,332	17.00%	15,738	15.43%
Built <1949	5,245	31.05%	7,812	24.91%	22,348	21.91%
2025 Median Year Built	1962		1964		1967	

