

Demographic Detail Report

150 Rt 304, Pearl River, NY 10965

Building Type: **Class C Office** Total Available: **0 SF**
 Class: **C** % Leased: **100%**
 RBA: **12,000 SF** Rent/SF/Yr: **-**
 Typical Floor: **5,000 SF**



Radius	1 Mile	3 Mile	5 Mile
Population			
2030 Projection	12,650	69,631	228,214
2025 Estimate	12,294	67,099	220,955
2020 Census	11,906	62,349	210,123
Growth 2025 - 2030	2.90%	3.77%	3.29%
Growth 2020 - 2025	3.26%	7.62%	5.16%
2025 Population by Age			
	12,294	67,099	220,955
Age 0 - 4	679 5.52%	3,607 5.38%	13,699 6.20%
Age 5 - 9	707 5.75%	3,967 5.91%	15,727 7.12%
Age 10 - 14	780 6.34%	4,400 6.56%	16,725 7.57%
Age 15 - 19	822 6.69%	4,607 6.87%	16,628 7.53%
Age 20 - 24	775 6.30%	4,303 6.41%	15,123 6.84%
Age 25 - 29	695 5.65%	3,718 5.54%	12,903 5.84%
Age 30 - 34	646 5.25%	3,283 4.89%	11,501 5.21%
Age 35 - 39	697 5.67%	3,404 5.07%	11,925 5.40%
Age 40 - 44	725 5.90%	3,595 5.36%	12,379 5.60%
Age 45 - 49	753 6.12%	3,845 5.73%	12,549 5.68%
Age 50 - 54	838 6.82%	4,350 6.48%	13,198 5.97%
Age 55 - 59	901 7.33%	4,705 7.01%	13,597 6.15%
Age 60 - 64	879 7.15%	4,737 7.06%	13,649 6.18%
Age 65 - 69	719 5.85%	4,097 6.11%	11,919 5.39%
Age 70 - 74	575 4.68%	3,406 5.08%	9,867 4.47%
Age 75 - 79	444 3.61%	2,707 4.03%	7,650 3.46%
Age 80 - 84	324 2.64%	2,034 3.03%	5,598 2.53%
Age 85+	337 2.74%	2,335 3.48%	6,319 2.86%
Age 65+	2,399 19.51%	14,579 21.73%	41,353 18.72%
Median Age	42.40	43.10	38.40
Average Age	41.30	41.90	39.10

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Radius	1 Mile	3 Mile	5 Mile
2025 Population By Race	12,294	67,099	220,955
White	9,352 76.07%	49,878 74.33%	144,237 65.28%
Black	206 1.68%	2,282 3.40%	17,499 7.92%
Am. Indian & Alaskan	38 0.31%	171 0.25%	964 0.44%
Asian	1,148 9.34%	6,089 9.07%	20,635 9.34%
Hawaiian & Pacific Island	0 0.00%	16 0.02%	55 0.02%
Other	1,551 12.62%	8,663 12.91%	37,564 17.00%
Population by Hispanic Origin	12,294	67,099	220,955
Non-Hispanic Origin	10,792 87.78%	59,123 88.11%	185,751 84.07%
Hispanic Origin	1,502 12.22%	7,976 11.89%	35,204 15.93%
2025 Median Age, Male	41.60	41.80	37.00
2025 Average Age, Male	40.50	40.80	38.00
2025 Median Age, Female	43.20	44.50	39.90
2025 Average Age, Female	42.10	43.00	40.20
2025 Population by Occupation Classification	9,965	54,205	171,487
Civilian Employed	6,121 61.42%	34,076 62.87%	107,136 62.47%
Civilian Unemployed	139 1.39%	980 1.81%	3,237 1.89%
Civilian Non-Labor Force	3,705 37.18%	19,149 35.33%	61,044 35.60%
Armed Forces	0 0.00%	0 0.00%	70 0.04%
Households by Marital Status			
Married	2,644	14,514	43,247
Married No Children	1,462	8,232	22,778
Married w/Children	1,182	6,282	20,469
2025 Population by Education	8,983	48,236	149,495
Some High School, No Diploma	555 6.18%	2,784 5.77%	12,840 8.59%
High School Grad (Incl Equivalency)	1,712 19.06%	8,416 17.45%	27,347 18.29%
Some College, No Degree	2,069 23.03%	9,364 19.41%	30,815 20.61%
Associate Degree	451 5.02%	2,022 4.19%	6,443 4.31%
Bachelor Degree	2,402 26.74%	14,418 29.89%	41,555 27.80%
Advanced Degree	1,794 19.97%	11,232 23.29%	30,495 20.40%



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2025 Population by Occupation	11,851	66,279	209,568
Real Estate & Finance	452 3.81%	3,280 4.95%	8,569 4.09%
Professional & Management	4,262 35.96%	24,596 37.11%	70,719 33.75%
Public Administration	544 4.59%	1,663 2.51%	4,228 2.02%
Education & Health	1,578 13.32%	9,257 13.97%	31,084 14.83%
Services	938 7.91%	4,038 6.09%	15,768 7.52%
Information	190 1.60%	1,101 1.66%	2,977 1.42%
Sales	1,213 10.24%	6,851 10.34%	22,304 10.64%
Transportation	544 4.59%	2,337 3.53%	8,482 4.05%
Retail	573 4.84%	3,241 4.89%	10,871 5.19%
Wholesale	117 0.99%	1,054 1.59%	3,536 1.69%
Manufacturing	298 2.51%	2,023 3.05%	6,925 3.30%
Production	190 1.60%	1,935 2.92%	7,282 3.47%
Construction	496 4.19%	1,858 2.80%	6,151 2.94%
Utilities	215 1.81%	1,529 2.31%	4,725 2.25%
Agriculture & Mining	27 0.23%	74 0.11%	283 0.14%
Farming, Fishing, Forestry	8 0.07%	53 0.08%	234 0.11%
Other Services	206 1.74%	1,389 2.10%	5,430 2.59%
2025 Worker Travel Time to Job	5,135	28,665	93,824
<30 Minutes	2,516 49.00%	14,330 49.99%	52,404 55.85%
30-60 Minutes	1,463 28.49%	9,212 32.14%	26,129 27.85%
60+ Minutes	1,156 22.51%	5,123 17.87%	15,291 16.30%
2020 Households by HH Size	4,329	21,391	66,646
1-Person Households	999 23.08%	4,495 21.01%	13,186 19.79%
2-Person Households	1,226 28.32%	6,234 29.14%	18,146 27.23%
3-Person Households	737 17.02%	3,570 16.69%	11,130 16.70%
4-Person Households	833 19.24%	4,033 18.85%	12,419 18.63%
5-Person Households	368 8.50%	1,903 8.90%	5,955 8.94%
6-Person Households	111 2.56%	650 3.04%	2,590 3.89%
7 or more Person Households	55 1.27%	506 2.37%	3,220 4.83%
2025 Average Household Size	2.70	2.80	3.00
Households			
2030 Projection	4,580	23,945	72,659
2025 Estimate	4,453	23,056	70,277
2020 Census	4,329	21,392	66,645
Growth 2025 - 2030	2.85%	3.86%	3.39%
Growth 2020 - 2025	2.86%	7.78%	5.45%



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Radius	1 Mile		3 Mile		5 Mile	
2025 Households by HH Income	4,453		23,058		70,278	
<\$25,000	232	5.21%	1,800	7.81%	6,702	9.54%
\$25,000 - \$50,000	491	11.03%	1,616	7.01%	6,899	9.82%
\$50,000 - \$75,000	559	12.55%	2,454	10.64%	8,027	11.42%
\$75,000 - \$100,000	368	8.26%	1,806	7.83%	6,432	9.15%
\$100,000 - \$125,000	307	6.89%	1,702	7.38%	6,551	9.32%
\$125,000 - \$150,000	380	8.53%	1,779	7.72%	4,954	7.05%
\$150,000 - \$200,000	521	11.70%	2,952	12.80%	8,469	12.05%
\$200,000+	1,595	35.82%	8,949	38.81%	22,244	31.65%
2025 Avg Household Income	\$170,940		\$178,904		\$159,672	
2025 Med Household Income	\$142,730		\$156,301		\$127,664	
2025 Occupied Housing	4,453		23,057		70,277	
Owner Occupied	3,271	73.46%	18,532	80.37%	50,371	71.67%
Renter Occupied	1,182	26.54%	4,525	19.63%	19,906	28.33%
2020 Housing Units	4,546		23,458		71,686	
1 Unit	3,448	75.85%	18,464	78.71%	51,873	72.36%
2 - 4 Units	575	12.65%	2,330	9.93%	7,249	10.11%
5 - 19 Units	484	10.65%	1,648	7.03%	7,106	9.91%
20+ Units	39	0.86%	1,016	4.33%	5,458	7.61%
2025 Housing Value	3,272		18,531		50,370	
<\$100,000	48	1.47%	230	1.24%	1,179	2.34%
\$100,000 - \$200,000	63	1.93%	165	0.89%	672	1.33%
\$200,000 - \$300,000	39	1.19%	538	2.90%	1,379	2.74%
\$300,000 - \$400,000	203	6.20%	749	4.04%	2,453	4.87%
\$400,000 - \$500,000	421	12.87%	1,489	8.04%	4,471	8.88%
\$500,000 - \$1,000,000	2,349	71.79%	13,020	70.26%	32,665	64.85%
\$1,000,000+	149	4.55%	2,340	12.63%	7,551	14.99%
2025 Median Home Value	\$683,482		\$734,043		\$730,078	
2025 Housing Units by Yr Built	4,544		23,519		71,937	
Built 2010+	186	4.09%	2,375	10.10%	6,756	9.39%
Built 2000 - 2010	222	4.89%	1,327	5.64%	4,991	6.94%
Built 1990 - 1999	316	6.95%	1,736	7.38%	6,060	8.42%
Built 1980 - 1989	190	4.18%	1,698	7.22%	6,685	9.29%
Built 1970 - 1979	363	7.99%	2,603	11.07%	9,097	12.65%
Built 1960 - 1969	880	19.37%	4,920	20.92%	14,724	20.47%
Built 1950 - 1959	1,023	22.51%	5,182	22.03%	13,177	18.32%
Built <1949	1,364	30.02%	3,678	15.64%	10,447	14.52%
2025 Median Year Built	1958		1965		1967	

