

Demographic Detail Report

2141 Central Park Ave, Yonkers, NY 10710

Building Type: **General Retail** Total Available: **6,500 SF**
 Secondary: **Freestanding** % Leased: **87.08%**
 GLA: **50,321 SF** Rent/SF/Yr: **\$40.00**
 Year Built: **2004**



Radius	1 Mile		3 Mile		5 Mile	
Population						
2030 Projection	18,857		150,990		473,499	
2025 Estimate	18,747		150,358		472,290	
2020 Census	18,767		151,609		478,954	
Growth 2025 - 2030	0.59%		0.42%		0.26%	
Growth 2020 - 2025	-0.11%		-0.83%		-1.39%	
2025 Population by Age	18,747		150,358		472,290	
Age 0 - 4	933	4.98%	7,400	4.92%	25,803	5.46%
Age 5 - 9	920	4.91%	7,698	5.12%	26,369	5.58%
Age 10 - 14	947	5.05%	8,584	5.71%	28,586	6.05%
Age 15 - 19	1,004	5.36%	9,205	6.12%	30,038	6.36%
Age 20 - 24	1,027	5.48%	8,853	5.89%	29,015	6.14%
Age 25 - 29	1,002	5.34%	7,878	5.24%	27,319	5.78%
Age 30 - 34	1,027	5.48%	7,625	5.07%	27,660	5.86%
Age 35 - 39	1,035	5.52%	8,064	5.36%	28,692	6.08%
Age 40 - 44	1,098	5.86%	9,399	6.25%	31,330	6.63%
Age 45 - 49	1,141	6.09%	10,094	6.71%	31,689	6.71%
Age 50 - 54	1,232	6.57%	10,455	6.95%	31,652	6.70%
Age 55 - 59	1,320	7.04%	10,532	7.00%	31,318	6.63%
Age 60 - 64	1,365	7.28%	10,436	6.94%	30,584	6.48%
Age 65 - 69	1,299	6.93%	9,571	6.37%	27,354	5.79%
Age 70 - 74	1,143	6.10%	8,256	5.49%	22,862	4.84%
Age 75 - 79	890	4.75%	6,372	4.24%	17,052	3.61%
Age 80 - 84	659	3.52%	4,715	3.14%	12,128	2.57%
Age 85+	703	3.75%	5,223	3.47%	12,838	2.72%
Age 65+	4,694	25.04%	34,137	22.70%	92,234	19.53%
Median Age	46.70		45.20		42.00	
Average Age	44.60		43.30		41.20	



Demographic Detail Report

2141 Central Park Ave, Yonkers, NY 10710					
Radius	1 Mile		3 Mile		5 Mile
2025 Population By Race	18,747		150,358		472,290
White	10,262	54.74%	93,318	62.06%	204,363 43.27%
Black	2,004	10.69%	11,124	7.40%	95,260 20.17%
Am. Indian & Alaskan	96	0.51%	629	0.42%	4,954 1.05%
Asian	2,350	12.54%	15,383	10.23%	32,494 6.88%
Hawaiian & Pacific Island	6	0.03%	48	0.03%	273 0.06%
Other	4,028	21.49%	29,856	19.86%	134,946 28.57%
Population by Hispanic Origin	18,747		150,358		472,290
Non-Hispanic Origin	14,456	77.11%	121,641	80.90%	335,099 70.95%
Hispanic Origin	4,291	22.89%	28,717	19.10%	137,191 29.05%
2025 Median Age, Male	44.70		43.60		40.50
2025 Average Age, Male	43.20		42.00		39.90
2025 Median Age, Female	48.50		46.70		43.50
2025 Average Age, Female	45.90		44.60		42.40
2025 Population by Occupation Classification	15,746		124,832		385,535
Civilian Employed	9,902	62.89%	78,583	62.95%	242,703 62.95%
Civilian Unemployed	189	1.20%	1,945	1.56%	8,419 2.18%
Civilian Non-Labor Force	5,636	35.79%	44,282	35.47%	134,293 34.83%
Armed Forces	19	0.12%	22	0.02%	120 0.03%
Households by Marital Status					
Married	3,605		29,644		77,081
Married No Children	2,267		16,778		42,688
Married w/Children	1,338		12,866		34,393
2025 Population by Education	14,494		113,373		351,173
Some High School, No Diploma	1,022	7.05%	7,302	6.44%	41,624 11.85%
High School Grad (Incl Equivalency)	2,879	19.86%	17,457	15.40%	66,981 19.07%
Some College, No Degree	3,237	22.33%	20,856	18.40%	67,842 19.32%
Associate Degree	579	3.99%	4,755	4.19%	18,694 5.32%
Bachelor Degree	3,821	26.36%	30,297	26.72%	75,484 21.49%
Advanced Degree	2,956	20.39%	32,706	28.85%	80,548 22.94%

Demographic Detail Report

2141 Central Park Ave, Yonkers, NY 10710						
Radius	1 Mile		3 Mile		5 Mile	
2025 Population by Occupation	20,638		165,988		514,205	
Real Estate & Finance	1,021	4.95%	10,194	6.14%	24,472	4.76%
Professional & Management	6,312	30.58%	57,419	34.59%	150,139	29.20%
Public Administration	497	2.41%	3,617	2.18%	10,299	2.00%
Education & Health	3,518	17.05%	23,281	14.03%	73,868	14.37%
Services	1,472	7.13%	9,102	5.48%	41,261	8.02%
Information	190	0.92%	2,809	1.69%	7,133	1.39%
Sales	2,286	11.08%	16,212	9.77%	47,518	9.24%
Transportation	1,890	9.16%	17,731	10.68%	62,596	12.17%
Retail	1,040	5.04%	6,319	3.81%	20,442	3.98%
Wholesale	244	1.18%	1,776	1.07%	5,451	1.06%
Manufacturing	199	0.96%	2,601	1.57%	8,931	1.74%
Production	631	3.06%	3,663	2.21%	19,220	3.74%
Construction	429	2.08%	4,150	2.50%	16,381	3.19%
Utilities	563	2.73%	2,691	1.62%	12,787	2.49%
Agriculture & Mining	17	0.08%	290	0.17%	724	0.14%
Farming, Fishing, Forestry	9	0.04%	81	0.05%	350	0.07%
Other Services	320	1.55%	4,052	2.44%	12,633	2.46%
2025 Worker Travel Time to Job	9,004		67,803		214,942	
<30 Minutes	4,537	50.39%	32,208	47.50%	98,281	45.72%
30-60 Minutes	2,611	29.00%	19,934	29.40%	68,650	31.94%
60+ Minutes	1,856	20.61%	15,661	23.10%	48,011	22.34%
2020 Households by HH Size	6,835		57,292		176,907	
1-Person Households	1,634	23.91%	15,578	27.19%	49,404	27.93%
2-Person Households	2,094	30.64%	16,562	28.91%	48,354	27.33%
3-Person Households	1,187	17.37%	9,451	16.50%	29,816	16.85%
4-Person Households	1,103	16.14%	9,545	16.66%	27,949	15.80%
5-Person Households	521	7.62%	4,137	7.22%	13,444	7.60%
6-Person Households	192	2.81%	1,296	2.26%	4,898	2.77%
7 or more Person Households	104	1.52%	723	1.26%	3,042	1.72%
2025 Average Household Size	2.60		2.50		2.60	
Households						
2030 Projection	6,837		57,031		174,564	
2025 Estimate	6,800		56,768		174,100	
2020 Census	6,836		57,292		176,907	
Growth 2025 - 2030	0.54%		0.46%		0.27%	
Growth 2020 - 2025	-0.53%		-0.91%		-1.59%	

Demographic Detail Report

2141 Central Park Ave, Yonkers, NY 10710					
Radius	1 Mile		3 Mile		5 Mile
2025 Households by HH Income	6,801		56,768		174,102
<\$25,000	757	11.13%	4,945	8.71%	26,420 15.18%
\$25,000 - \$50,000	640	9.41%	5,467	9.63%	21,394 12.29%
\$50,000 - \$75,000	901	13.25%	6,330	11.15%	20,171 11.59%
\$75,000 - \$100,000	682	10.03%	4,914	8.66%	16,261 9.34%
\$100,000 - \$125,000	781	11.48%	5,503	9.69%	15,919 9.14%
\$125,000 - \$150,000	514	7.56%	3,877	6.83%	11,939 6.86%
\$150,000 - \$200,000	696	10.23%	6,636	11.69%	18,255 10.49%
\$200,000+	1,830	26.91%	19,096	33.64%	43,743 25.12%
2025 Avg Household Income	\$146,949		\$164,391		\$137,936
2025 Med Household Income	\$113,460		\$132,899		\$104,405
2025 Occupied Housing	6,801		56,768		174,101
Owner Occupied	5,081	74.71%	40,802	71.88%	93,977 53.98%
Renter Occupied	1,720	25.29%	15,966	28.13%	80,124 46.02%
2020 Housing Units	7,398		61,607		190,212
1 Unit	4,469	60.41%	31,369	50.92%	77,104 40.54%
2 - 4 Units	1,110	15.00%	9,581	15.55%	34,930 18.36%
5 - 19 Units	189	2.55%	3,899	6.33%	21,316 11.21%
20+ Units	1,630	22.03%	16,758	27.20%	56,862 29.89%
2025 Housing Value	5,079		40,802		93,976
<\$100,000	106	2.09%	885	2.17%	3,151 3.35%
\$100,000 - \$200,000	373	7.34%	3,251	7.97%	8,001 8.51%
\$200,000 - \$300,000	266	5.24%	3,183	7.80%	7,442 7.92%
\$300,000 - \$400,000	147	2.89%	2,912	7.14%	6,762 7.20%
\$400,000 - \$500,000	160	3.15%	2,424	5.94%	6,385 6.79%
\$500,000 - \$1,000,000	3,590	70.68%	19,456	47.68%	42,712 45.45%
\$1,000,000+	437	8.60%	8,691	21.30%	19,523 20.77%
2025 Median Home Value	\$707,172		\$699,064		\$678,486
2025 Housing Units by Yr Built	7,417		61,715		190,820
Built 2010+	506	6.82%	4,385	7.11%	15,369 8.05%
Built 2000 - 2010	158	2.13%	1,528	2.48%	6,284 3.29%
Built 1990 - 1999	367	4.95%	1,711	2.77%	5,332 2.79%
Built 1980 - 1989	519	7.00%	3,025	4.90%	8,656 4.54%
Built 1970 - 1979	544	7.33%	4,579	7.42%	14,903 7.81%
Built 1960 - 1969	1,519	20.48%	9,337	15.13%	22,672 11.88%
Built 1950 - 1959	2,144	28.91%	13,751	22.28%	33,959 17.80%
Built <1949	1,660	22.38%	23,399	37.91%	83,645 43.83%
2025 Median Year Built	1959		1954		1952

