

Demographic Detail Report

89 N State St, Briarcliff Manor Village, NY 10510

Building Type: **General Retail**
 Secondary: **Storefront**
 GLA: **34,050 SF**
 Year Built: **1995**

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



Radius	3 Mile			5 Mile		10 Mile	
Population							
2030 Projection	54,903			97,320		449,956	
2025 Estimate	54,630			96,608		443,087	
2020 Census	54,898			96,076		432,923	
Growth 2025 - 2030	0.50%			0.74%		1.55%	
Growth 2020 - 2025	-0.49%			0.55%		2.35%	
2025 Population by Age	54,630			96,608		443,087	
Age 0 - 4	2,848	5.21%		4,883	5.05%	23,817	5.38%
Age 5 - 9	2,859	5.23%		5,124	5.30%	23,849	5.38%
Age 10 - 14	3,175	5.81%		5,810	6.01%	25,250	5.70%
Age 15 - 19	3,585	6.56%		6,472	6.70%	27,106	6.12%
Age 20 - 24	3,670	6.72%		6,472	6.70%	27,012	6.10%
Age 25 - 29	3,243	5.94%		5,571	5.77%	25,153	5.68%
Age 30 - 34	2,981	5.46%		4,962	5.14%	24,761	5.59%
Age 35 - 39	3,065	5.61%		5,127	5.31%	25,878	5.84%
Age 40 - 44	3,431	6.28%		5,938	6.15%	27,984	6.32%
Age 45 - 49	3,541	6.48%		6,313	6.53%	28,440	6.42%
Age 50 - 54	3,623	6.63%		6,588	6.82%	29,235	6.60%
Age 55 - 59	3,688	6.75%		6,736	6.97%	30,134	6.80%
Age 60 - 64	3,744	6.85%		6,779	7.02%	30,590	6.90%
Age 65 - 69	3,367	6.16%		6,084	6.30%	27,490	6.20%
Age 70 - 74	2,774	5.08%		4,974	5.15%	23,014	5.19%
Age 75 - 79	2,004	3.67%		3,542	3.67%	17,154	3.87%
Age 80 - 84	1,393	2.55%		2,432	2.52%	12,279	2.77%
Age 85+	1,638	3.00%		2,800	2.90%	13,941	3.15%
Age 65+	11,176	20.46%		19,832	20.53%	93,878	21.19%
Median Age	42.80			43.30		43.30	
Average Age	41.80			41.90		42.20	

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Radius	3 Mile		5 Mile		10 Mile		
2025 Population By Race	54,630		96,608		443,087		
White	31,836	58.28%	63,056	65.27%	258,688	58.38%	
Black	3,839	7.03%	4,902	5.07%	36,894	8.33%	
Am. Indian & Alaskan	418	0.77%	518	0.54%	3,323	0.75%	
Asian	3,511	6.43%	6,388	6.61%	33,889	7.65%	
Hawaiian & Pacific Island	9	0.02%	15	0.02%	133	0.03%	
Other	15,017	27.49%	21,729	22.49%	110,160	24.86%	
Population by Hispanic Origin	54,630		96,608		443,087		
Non-Hispanic Origin	39,259	71.86%	75,328	77.97%	332,202	74.97%	
Hispanic Origin	15,371	28.14%	21,281	22.03%	110,885	25.03%	
2025 Median Age, Male	41.70		42.20		42.00		
2025 Average Age, Male	40.90		41.00		41.10		
2025 Median Age, Female	43.80		44.30		44.70		
2025 Average Age, Female	42.70		42.70		43.30		
2025 Population by Occupation Classification	45,033		79,502		364,751		
Civilian Employed	28,715	63.76%	50,320	63.29%	231,183	63.38%	
Civilian Unemployed	816	1.81%	1,466	1.84%	7,165	1.96%	
Civilian Non-Labor Force	15,488	34.39%	27,701	34.84%	126,363	34.64%	
Armed Forces	14	0.03%	15	0.02%	40	0.01%	
Households by Marital Status							
Married	10,475		19,740		84,606		
Married No Children	5,756		10,625		48,365		
Married w/Children	4,719		9,115		36,241		
2025 Population by Education	40,528		71,489		334,332		
Some High School, No Diploma	3,905	9.64%	5,858	8.19%	27,267	8.16%	
High School Grad (Incl Equivalency)	5,116	12.62%	8,913	12.47%	51,802	15.49%	
Some College, No Degree	7,361	18.16%	11,957	16.73%	61,251	18.32%	
Associate Degree	2,034	5.02%	3,642	5.09%	18,279	5.47%	
Bachelor Degree	9,789	24.15%	18,182	25.43%	86,173	25.77%	
Advanced Degree	12,323	30.41%	22,937	32.08%	89,560	26.79%	

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Radius	3 Mile		5 Mile		10 Mile	
2025 Population by Occupation	57,444		101,424		459,078	
Real Estate & Finance	3,145	5.47%	5,767	5.69%	22,620	4.93%
Professional & Management	21,263	37.02%	38,794	38.25%	161,994	35.29%
Public Administration	988	1.72%	1,790	1.76%	9,686	2.11%
Education & Health	7,503	13.06%	13,238	13.05%	66,687	14.53%
Services	4,233	7.37%	6,616	6.52%	35,284	7.69%
Information	1,035	1.80%	1,943	1.92%	7,537	1.64%
Sales	4,719	8.21%	8,478	8.36%	41,956	9.14%
Transportation	4,418	7.69%	8,398	8.28%	30,096	6.56%
Retail	2,003	3.49%	3,325	3.28%	18,352	4.00%
Wholesale	960	1.67%	1,484	1.46%	5,575	1.21%
Manufacturing	1,130	1.97%	1,893	1.87%	10,947	2.38%
Production	1,432	2.49%	2,054	2.03%	14,049	3.06%
Construction	2,299	4.00%	3,777	3.72%	14,308	3.12%
Utilities	818	1.42%	1,337	1.32%	8,896	1.94%
Agriculture & Mining	12	0.02%	99	0.10%	552	0.12%
Farming, Fishing, Forestry	4	0.01%	40	0.04%	222	0.05%
Other Services	1,482	2.58%	2,391	2.36%	10,317	2.25%
2025 Worker Travel Time to Job	25,104		43,103		200,266	
<30 Minutes	12,612	50.24%	21,391	49.63%	105,854	52.86%
30-60 Minutes	7,299	29.08%	11,725	27.20%	54,731	27.33%
60+ Minutes	5,193	20.69%	9,987	23.17%	39,681	19.81%
2020 Households by HH Size	19,128		33,011		156,199	
1-Person Households	4,492	23.48%	6,849	20.75%	39,238	25.12%
2-Person Households	5,441	28.45%	9,579	29.02%	45,429	29.08%
3-Person Households	3,379	17.67%	5,906	17.89%	26,164	16.75%
4-Person Households	3,406	17.81%	6,476	19.62%	26,516	16.98%
5-Person Households	1,523	7.96%	2,786	8.44%	11,525	7.38%
6-Person Households	557	2.91%	913	2.77%	4,432	2.84%
7 or more Person Households	330	1.73%	502	1.52%	2,895	1.85%
2025 Average Household Size	2.70		2.80		2.60	
Households						
2030 Projection	18,986		33,214		162,144	
2025 Estimate	18,909		32,995		159,644	
2020 Census	19,127		33,010		156,199	
Growth 2025 - 2030	0.41%		0.66%		1.57%	
Growth 2020 - 2025	-1.14%		-0.05%		2.21%	



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89 N State St, Briarcliff Manor Village, NY 10510					
Radius	3 Mile		5 Mile		10 Mile
2025 Households by HH Income	18,910		32,995		159,643
<\$25,000	1,512	8.00%	2,319	7.03%	15,345 9.61%
\$25,000 - \$50,000	1,502	7.94%	2,306	6.99%	15,033 9.42%
\$50,000 - \$75,000	2,077	10.98%	3,176	9.63%	16,360 10.25%
\$75,000 - \$100,000	1,794	9.49%	2,895	8.77%	15,722 9.85%
\$100,000 - \$125,000	1,747	9.24%	2,910	8.82%	14,676 9.19%
\$125,000 - \$150,000	1,674	8.85%	2,581	7.82%	11,809 7.40%
\$150,000 - \$200,000	1,858	9.83%	3,554	10.77%	18,428 11.54%
\$200,000+	6,746	35.67%	13,254	40.17%	52,270 32.74%
2025 Avg Household Income	\$169,639		\$181,324		\$162,062
2025 Med Household Income	\$137,290		\$154,368		\$130,685
2025 Occupied Housing	18,910		32,995		159,644
Owner Occupied	12,989	68.69%	24,222	73.41%	107,276 67.20%
Renter Occupied	5,921	31.31%	8,773	26.59%	52,368 32.80%
2020 Housing Units	20,471		35,486		170,174
1 Unit	12,371	60.43%	24,640	69.44%	101,826 59.84%
2 - 4 Units	3,201	15.64%	4,679	13.19%	22,000 12.93%
5 - 19 Units	2,287	11.17%	2,943	8.29%	16,254 9.55%
20+ Units	2,612	12.76%	3,224	9.09%	30,094 17.68%
2025 Housing Value	12,987		24,222		107,277
<\$100,000	388	2.99%	475	1.96%	2,370 2.21%
\$100,000 - \$200,000	399	3.07%	436	1.80%	3,829 3.57%
\$200,000 - \$300,000	406	3.13%	493	2.04%	5,059 4.72%
\$300,000 - \$400,000	983	7.57%	1,116	4.61%	8,043 7.50%
\$400,000 - \$500,000	1,508	11.61%	2,135	8.81%	10,751 10.02%
\$500,000 - \$1,000,000	6,776	52.18%	13,993	57.77%	59,651 55.60%
\$1,000,000+	2,527	19.46%	5,574	23.01%	17,574 16.38%
2025 Median Home Value	\$707,312		\$766,418		\$697,704
2025 Housing Units by Yr Built	20,495		35,548		170,701
Built 2010+	1,541	7.52%	2,578	7.25%	13,047 7.64%
Built 2000 - 2010	942	4.60%	1,424	4.01%	10,176 5.96%
Built 1990 - 1999	1,312	6.40%	2,280	6.41%	11,607 6.80%
Built 1980 - 1989	2,239	10.92%	3,730	10.49%	16,883 9.89%
Built 1970 - 1979	1,918	9.36%	3,224	9.07%	19,453 11.40%
Built 1960 - 1969	3,197	15.60%	5,153	14.50%	27,068 15.86%
Built 1950 - 1959	3,368	16.43%	6,662	18.74%	30,071 17.62%
Built <1949	5,978	29.17%	10,497	29.53%	42,396 24.84%
2025 Median Year Built	1962		1960		1964

