Demographic Detail Report

84-86 S Central Ave, Hartsdale, NY 10530

Building Type: **General Retail**
Secondary: **Freestanding**
GLA: **16,000 SF**
Year Built: **1956**

Total Available: **4,000 SF**
% Leased: **75%**
Rent/SF/Yr: **$40.00**



Radius	1 Mile		3 Mile		5 Mile	
Population						
2030 Projection	13,235		143,518		270,349	
2025 Estimate	13,071		141,234		266,930	
2020 Census	12,700		134,974		258,964	
Growth 2025 - 2030	1.25%		1.62%		1.28%	
Growth 2020 - 2025	2.92%		4.64%		3.08%	
2025 Population by Age	**13,071**		**141,234**		**266,930**	
Age 0 - 4	586	4.48%	7,170	5.08%	13,434	5.03%
Age 5 - 9	624	4.77%	7,396	5.24%	13,883	5.20%
Age 10 - 14	701	5.36%	8,092	5.73%	15,271	5.72%
Age 15 - 19	736	5.63%	8,351	5.91%	16,366	6.13%
Age 20 - 24	638	4.88%	7,773	5.50%	15,632	5.86%
Age 25 - 29	550	4.21%	7,427	5.26%	14,361	5.38%
Age 30 - 34	596	4.56%	8,008	5.67%	14,526	5.44%
Age 35 - 39	713	5.45%	8,736	6.19%	15,445	5.79%
Age 40 - 44	849	6.50%	9,728	6.89%	17,422	6.53%
Age 45 - 49	923	7.06%	9,853	6.98%	18,097	6.78%
Age 50 - 54	980	7.50%	9,816	6.95%	18,396	6.89%
Age 55 - 59	991	7.58%	9,613	6.81%	18,419	6.90%
Age 60 - 64	956	7.31%	9,319	6.60%	18,088	6.78%
Age 65 - 69	881	6.74%	8,438	5.97%	16,404	6.15%
Age 70 - 74	781	5.98%	7,229	5.12%	13,965	5.23%
Age 75 - 79	622	4.76%	5,579	3.95%	10,641	3.99%
Age 80 - 84	461	3.53%	4,102	2.90%	7,771	2.91%
Age 85+	482	3.69%	4,602	3.26%	8,809	3.30%
Age 65+	3,227	24.69%	29,950	21.21%	57,590	21.57%
Median Age	**47.90**		**43.90**		**44.20**	
Average Age	**45.10**		**42.60**		**42.70**	

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Radius	1 Mile		3 Mile		5 Mile	
2025 Population By Race	**13,071**		**141,234**		**266,930**	
White	7,799	59.67%	72,512	51.34%	155,695	58.33%
Black	894	6.84%	15,241	10.79%	23,673	8.87%
Am. Indian & Alaskan	44	0.34%	1,364	0.97%	1,810	0.68%
Asian	2,143	16.40%	17,727	12.55%	29,173	10.93%
Hawaiian & Pacific Island	1	0.01%	63	0.04%	92	0.03%
Other	2,190	16.75%	34,326	24.30%	56,487	21.16%
Population by Hispanic Origin	**13,071**		**141,234**		**266,930**	
Non-Hispanic Origin	11,244	86.02%	107,954	76.44%	212,944	79.78%
Hispanic Origin	1,826	13.97%	33,280	23.56%	53,985	20.22%
2025 Median Age, Male	**45.50**		**42.30**		**42.60**	
2025 Average Age, Male	**43.00**		**41.20**		**41.40**	
2025 Median Age, Female	**50.20**		**45.60**		**45.70**	
2025 Average Age, Female	**47.00**		**44.00**		**44.00**	
2025 Population by Occupation Classification	**11,015**		**116,911**		**221,067**	
Civilian Employed	6,834	62.04%	74,848	64.02%	141,397	63.96%
Civilian Unemployed	188	1.71%	2,131	1.82%	3,700	1.67%
Civilian Non-Labor Force	3,993	36.25%	39,920	34.15%	75,929	34.35%
Armed Forces	0	0.00%	12	0.01%	41	0.02%
Households by Marital Status						
Married	2,667		26,973		52,534	
Married No Children	1,506		14,943		29,252	
Married w/Children	1,162		12,030		23,282	
2025 Population by Education	**10,234**		**107,528**		**202,073**	
Some High School, No Diploma	369	3.61%	7,718	7.18%	12,650	6.26%
High School Grad (Incl Equivalency)	1,123	10.97%	15,295	14.22%	28,071	13.89%
Some College, No Degree	1,517	14.82%	16,494	15.34%	32,314	15.99%
Associate Degree	448	4.38%	5,077	4.72%	9,730	4.82%
Bachelor Degree	3,106	30.35%	28,494	26.50%	55,529	27.48%
Advanced Degree	3,671	35.87%	34,450	32.04%	63,779	31.56%

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Radius	1 Mile		3 Mile		5 Mile	
2025 Population by Occupation	**14,978**		**155,385**		**293,038**	
Real Estate & Finance	1,020	6.81%	10,039	6.46%	18,525	6.32%
Professional & Management	5,913	39.48%	57,054	36.72%	108,431	37.00%
Public Administration	292	1.95%	2,936	1.89%	5,795	1.98%
Education & Health	1,778	11.87%	20,966	13.49%	40,044	13.67%
Services	494	3.30%	10,931	7.03%	18,708	6.38%
Information	250	1.67%	2,045	1.32%	4,884	1.67%
Sales	1,370	9.15%	13,378	8.61%	26,303	8.98%
Transportation	1,894	12.65%	14,439	9.29%	27,208	9.28%
Retail	723	4.83%	5,577	3.59%	10,516	3.59%
Wholesale	127	0.85%	1,704	1.10%	3,001	1.02%
Manufacturing	233	1.56%	2,473	1.59%	4,765	1.63%
Production	185	1.24%	3,192	2.05%	5,957	2.03%
Construction	161	1.07%	4,022	2.59%	6,971	2.38%
Utilities	147	0.98%	2,533	1.63%	4,323	1.48%
Agriculture & Mining	1	0.01%	141	0.09%	273	0.09%
Farming, Fishing, Forestry	0	0.00%	53	0.03%	182	0.06%
Other Services	390	2.60%	3,902	2.51%	7,152	2.44%
2025 Worker Travel Time to Job	**5,526**		**63,175**		**118,789**	
<30 Minutes	2,372	42.92%	33,907	53.67%	61,374	51.67%
30-60 Minutes	1,375	24.88%	16,416	25.98%	31,083	26.17%
60+ Minutes	1,779	32.19%	12,852	20.34%	26,332	22.17%
2020 Households by HH Size	**5,458**		**51,474**		**96,457**	
1-Person Households	1,900	34.81%	14,781	28.72%	25,444	26.38%
2-Person Households	1,611	29.52%	14,782	28.72%	28,186	29.22%
3-Person Households	723	13.25%	8,064	15.67%	15,835	16.42%
4-Person Households	741	13.58%	8,212	15.95%	16,364	16.97%
5-Person Households	341	6.25%	3,561	6.92%	6,916	7.17%
6-Person Households	92	1.69%	1,295	2.52%	2,399	2.49%
7 or more Person Households	50	0.92%	779	1.51%	1,313	1.36%
2025 Average Household Size	**2.30**		**2.50**		**2.60**	
Households						
2030 Projection	5,705		55,046		100,748	
2025 Estimate	5,628		54,087		99,406	
2020 Census	5,458		51,474		96,456	
Growth 2025 - 2030	1.37%		1.77%		1.35%	
Growth 2020 - 2025	3.11%		5.08%		3.06%	

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Radius	1 Mile		3 Mile		5 Mile	
2025 Households by HH Income	**5,627**		**54,087**		**99,403**	
<$25,000	742	13.19%	5,605	10.36%	9,103	9.16%
$25,000 - $50,000	431	7.66%	5,203	9.62%	9,091	9.15%
$50,000 - $75,000	428	7.61%	5,132	9.49%	9,269	9.32%
$75,000 - $100,000	641	11.39%	4,600	8.50%	8,568	8.62%
$100,000 - $125,000	575	10.22%	4,435	8.20%	8,301	8.35%
$125,000 - $150,000	477	8.48%	4,189	7.74%	7,253	7.30%
$150,000 - $200,000	634	11.27%	5,848	10.81%	11,538	11.61%
$200,000+	1,699	30.19%	19,075	35.27%	36,280	36.50%
2025 Avg Household Income	**$156,419**		**$166,559**		**$170,972**	
2025 Med Household Income	**$124,847**		**$137,344**		**$143,507**	
2025 Occupied Housing	**5,627**		**54,087**		**99,406**	
Owner Occupied	4,517	80.27%	35,285	65.24%	67,895	68.30%
Renter Occupied	1,110	19.73%	18,802	34.76%	31,511	31.70%
2020 Housing Units	**6,020**		**58,034**		**107,188**	
1 Unit	2,550	42.36%	27,079	46.66%	57,119	53.29%
2 - 4 Units	448	7.44%	4,289	7.39%	11,836	11.04%
5 - 19 Units	867	14.40%	5,260	9.06%	9,085	8.48%
20+ Units	2,155	35.80%	21,406	36.89%	29,148	27.19%
2025 Housing Value	**4,518**		**35,285**		**67,896**	
<$100,000	192	4.25%	965	2.73%	1,418	2.09%
$100,000 - $200,000	598	13.24%	2,432	6.89%	3,856	5.68%
$200,000 - $300,000	567	12.55%	2,193	6.22%	3,675	5.41%
$300,000 - $400,000	565	12.51%	2,878	8.16%	4,494	6.62%
$400,000 - $500,000	426	9.43%	2,550	7.23%	4,230	6.23%
$500,000 - $1,000,000	1,239	27.42%	15,820	44.83%	32,969	48.56%
$1,000,000+	931	20.61%	8,447	23.94%	17,254	25.41%
2025 Median Home Value	**$479,107**		**$709,371**		**$746,822**	
2025 Housing Units by Yr Built	**6,027**		**58,108**		**107,291**	
Built 2010+	380	6.30%	6,329	10.89%	10,193	9.50%
Built 2000 - 2010	56	0.93%	3,966	6.83%	5,806	5.41%
Built 1990 - 1999	75	1.24%	2,697	4.64%	5,393	5.03%
Built 1980 - 1989	446	7.40%	3,503	6.03%	7,114	6.63%
Built 1970 - 1979	627	10.40%	4,419	7.60%	8,069	7.52%
Built 1960 - 1969	1,170	19.41%	7,552	13.00%	14,630	13.64%
Built 1950 - 1959	1,165	19.33%	11,450	19.70%	23,556	21.96%
Built <1949	2,108	34.98%	18,192	31.31%	32,530	30.32%
2025 Median Year Built	**1957**		**1958**		**1958**	

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