

# Demographic Detail Report

## Woodbury Centre

31-37 Centre Dr, Central Valley, NY 10917

Building Type: **General Retail**  
 Secondary: -  
 GLA: **55,108 SF**  
 Year Built: **2003**

Total Available: **55,108 SF**  
 % Leased: **53.96%**  
 Rent/SF/Yr: **Negotiable**



Radius	3 Mile	5 Mile	10 Mile
<b>Population</b>			
2029 Projection	46,689	76,224	163,094
2024 Estimate	45,399	74,196	160,182
2020 Census	42,499	69,895	155,312
Growth 2024 - 2029	2.84%	2.73%	1.82%
Growth 2020 - 2024	6.82%	6.15%	3.14%
<b>2024 Population by Age</b>			
	<b>45,399</b>	<b>74,196</b>	<b>160,182</b>
Age 0 - 4	4,560 10.04%	7,007 9.44%	11,769 7.35%
Age 5 - 9	5,592 12.32%	8,561 11.54%	13,408 8.37%
Age 10 - 14	5,537 12.20%	8,599 11.59%	13,871 8.66%
Age 15 - 19	4,852 10.69%	7,869 10.61%	13,818 8.63%
Age 20 - 24	3,951 8.70%	6,481 8.73%	12,488 7.80%
Age 25 - 29	3,023 6.66%	4,900 6.60%	10,082 6.29%
Age 30 - 34	2,422 5.33%	3,953 5.33%	8,771 5.48%
Age 35 - 39	2,466 5.43%	4,061 5.47%	9,249 5.77%
Age 40 - 44	2,340 5.15%	3,927 5.29%	9,121 5.69%
Age 45 - 49	2,129 4.69%	3,630 4.89%	8,864 5.53%
Age 50 - 54	1,854 4.08%	3,287 4.43%	9,039 5.64%
Age 55 - 59	1,578 3.48%	2,871 3.87%	8,861 5.53%
Age 60 - 64	1,449 3.19%	2,634 3.55%	8,772 5.48%
Age 65 - 69	1,254 2.76%	2,207 2.97%	7,250 4.53%
Age 70 - 74	1,025 2.26%	1,738 2.34%	5,723 3.57%
Age 75 - 79	686 1.51%	1,200 1.62%	4,210 2.63%
Age 80 - 84	356 0.78%	661 0.89%	2,501 1.56%
Age 85+	324 0.71%	611 0.82%	2,383 1.49%
Age 65+	3,645 8.03%	6,417 8.65%	22,067 13.78%
<b>Median Age</b>	<b>22.70</b>	<b>23.90</b>	<b>32.70</b>
<b>Average Age</b>	<b>28.20</b>	<b>29.30</b>	<b>35.30</b>

# Demographic Detail Report

<b>Woodbury Centre</b>						
<b>31-37 Centre Dr, Central Valley, NY 10917</b>						
<b>Radius</b>	<b>3 Mile</b>		<b>5 Mile</b>		<b>10 Mile</b>	
<b>2024 Population By Race</b>	<b>45,399</b>		<b>74,196</b>		<b>160,182</b>	
White	30,940	68.15%	50,447	67.99%	107,251	66.96%
Black	2,085	4.59%	3,597	4.85%	12,055	7.53%
Am. Indian & Alaskan	148	0.33%	292	0.39%	667	0.42%
Asian	1,281	2.82%	2,148	2.90%	5,388	3.36%
Hawaiian & Pacific Island	0	0.00%	0	0.00%	25	0.02%
Other	10,945	24.11%	17,712	23.87%	34,796	21.72%
<b>Population by Hispanic Origin</b>	<b>45,399</b>		<b>74,196</b>		<b>160,182</b>	
Non-Hispanic Origin	39,837	87.75%	64,230	86.57%	131,942	82.37%
Hispanic Origin	5,562	12.25%	9,966	13.43%	28,240	17.63%
<b>2024 Median Age, Male</b>	<b>22.20</b>		<b>23.60</b>		<b>31.60</b>	
<b>2024 Average Age, Male</b>	<b>27.60</b>		<b>28.80</b>		<b>34.60</b>	
<b>2024 Median Age, Female</b>	<b>23.20</b>		<b>24.30</b>		<b>33.90</b>	
<b>2024 Average Age, Female</b>	<b>28.90</b>		<b>29.80</b>		<b>36.10</b>	
<b>2024 Population by Occupation Classification</b>	<b>28,744</b>		<b>48,460</b>		<b>118,373</b>	
Civilian Employed	16,172	56.26%	28,086	57.96%	72,487	61.24%
Civilian Unemployed	547	1.90%	973	2.01%	2,253	1.90%
Civilian Non-Labor Force	11,998	41.74%	19,316	39.86%	42,282	35.72%
Armed Forces	27	0.09%	85	0.18%	1,351	1.14%
<b>Households by Marital Status</b>						
Married	8,148		13,222		29,828	
Married No Children	2,742		4,782		14,662	
Married w/Children	5,406		8,439		15,166	
<b>2024 Population by Education</b>	<b>21,763</b>		<b>37,116</b>		<b>99,407</b>	
Some High School, No Diploma	3,496	16.06%	5,236	14.11%	9,658	9.72%
High School Grad (Incl Equivalency)	5,843	26.85%	10,070	27.13%	24,169	24.31%
Some College, No Degree	5,299	24.35%	9,611	25.89%	26,922	27.08%
Associate Degree	856	3.93%	1,435	3.87%	4,580	4.61%
Bachelor Degree	3,842	17.65%	6,398	17.24%	19,085	19.20%
Advanced Degree	2,427	11.15%	4,366	11.76%	14,993	15.08%



# Demographic Detail Report

## Woodbury Centre

31-37 Centre Dr, Central Valley, NY 10917

Radius	3 Mile		5 Mile		10 Mile	
<b>2024 Population by Occupation</b>	<b>32,059</b>		<b>55,442</b>		<b>140,201</b>	
Real Estate & Finance	970	3.03%	1,649	2.97%	4,605	3.28%
Professional & Management	8,319	25.95%	14,474	26.11%	38,899	27.75%
Public Administration	859	2.68%	1,340	2.42%	4,111	2.93%
Education & Health	4,436	13.84%	7,974	14.38%	21,143	15.08%
Services	2,659	8.29%	4,363	7.87%	11,250	8.02%
Information	314	0.98%	676	1.22%	1,674	1.19%
Sales	4,359	13.60%	6,990	12.61%	17,257	12.31%
Transportation	1,566	4.88%	2,884	5.20%	5,495	3.92%
Retail	2,506	7.82%	3,915	7.06%	9,088	6.48%
Wholesale	577	1.80%	1,013	1.83%	2,216	1.58%
Manufacturing	1,330	4.15%	2,072	3.74%	4,448	3.17%
Production	1,531	4.78%	2,812	5.07%	6,196	4.42%
Construction	1,160	3.62%	2,387	4.31%	6,544	4.67%
Utilities	629	1.96%	1,471	2.65%	4,090	2.92%
Agriculture & Mining	36	0.11%	119	0.21%	331	0.24%
Farming, Fishing, Forestry	93	0.29%	124	0.22%	157	0.11%
Other Services	715	2.23%	1,179	2.13%	2,697	1.92%
<b>2024 Worker Travel Time to Job</b>	<b>14,758</b>		<b>25,836</b>		<b>67,306</b>	
<30 Minutes	8,351	56.59%	13,554	52.46%	34,451	51.19%
30-60 Minutes	3,460	23.44%	6,498	25.15%	18,045	26.81%
60+ Minutes	2,947	19.97%	5,784	22.39%	14,810	22.00%
<b>2020 Households by HH Size</b>	<b>10,613</b>		<b>17,497</b>		<b>47,033</b>	
1-Person Households	1,386	13.06%	2,285	13.06%	8,534	18.14%
2-Person Households	2,398	22.59%	3,950	22.58%	12,875	27.37%
3-Person Households	1,769	16.67%	2,947	16.84%	8,164	17.36%
4-Person Households	1,646	15.51%	2,930	16.75%	7,944	16.89%
5-Person Households	1,041	9.81%	1,766	10.09%	4,229	8.99%
6-Person Households	690	6.50%	1,129	6.45%	2,099	4.46%
7 or more Person Households	1,683	15.86%	2,490	14.23%	3,188	6.78%
<b>2024 Average Household Size</b>	<b>3.90</b>		<b>3.80</b>		<b>3.20</b>	
<b>Households</b>						
2029 Projection	11,640		19,130		49,148	
2024 Estimate	11,315		18,606		48,310	
2020 Census	10,613		17,498		47,033	
Growth 2024 - 2029	2.87%		2.82%		1.73%	
Growth 2020 - 2024	6.61%		6.33%		2.72%	



# Demographic Detail Report

<b>Woodbury Centre</b>			
<b>31-37 Centre Dr, Central Valley, NY 10917</b>			
<b>Radius</b>	<b>3 Mile</b>	<b>5 Mile</b>	<b>10 Mile</b>
<b>2024 Households by HH Income</b>	<b>11,315</b>	<b>18,605</b>	<b>48,311</b>
<\$25,000	1,878 16.60%	2,539 13.65%	5,082 10.52%
\$25,000 - \$50,000	2,259 19.96%	3,116 16.75%	5,915 12.24%
\$50,000 - \$75,000	1,394 12.32%	2,508 13.48%	6,580 13.62%
\$75,000 - \$100,000	1,326 11.72%	2,150 11.56%	5,382 11.14%
\$100,000 - \$125,000	1,231 10.88%	1,958 10.52%	5,795 12.00%
\$125,000 - \$150,000	813 7.19%	1,613 8.67%	4,750 9.83%
\$150,000 - \$200,000	958 8.47%	2,067 11.11%	7,120 14.74%
\$200,000+	1,456 12.87%	2,654 14.26%	7,687 15.91%
<b>2024 Avg Household Income</b>	<b>\$104,716</b>	<b>\$114,185</b>	<b>\$126,232</b>
<b>2024 Med Household Income</b>	<b>\$77,385</b>	<b>\$88,249</b>	<b>\$105,162</b>
<b>2024 Occupied Housing</b>	<b>11,315</b>	<b>18,607</b>	<b>48,311</b>
Owner Occupied	6,279 55.49%	11,494 61.77%	34,653 71.73%
Renter Occupied	5,036 44.51%	7,113 38.23%	13,658 28.27%
<b>2020 Housing Units</b>	<b>12,133</b>	<b>20,118</b>	<b>51,491</b>
1 Unit	5,319 43.84%	11,199 55.67%	37,598 73.02%
2 - 4 Units	1,419 11.70%	1,790 8.90%	3,933 7.64%
5 - 19 Units	4,367 35.99%	5,933 29.49%	8,128 15.79%
20+ Units	1,028 8.47%	1,196 5.94%	1,832 3.56%
<b>2024 Housing Value</b>	<b>6,279</b>	<b>11,494</b>	<b>34,653</b>
<\$100,000	135 2.15%	257 2.24%	1,304 3.76%
\$100,000 - \$200,000	275 4.38%	459 3.99%	2,225 6.42%
\$200,000 - \$300,000	998 15.89%	1,581 13.76%	5,875 16.95%
\$300,000 - \$400,000	1,474 23.48%	3,254 28.31%	8,832 25.49%
\$400,000 - \$500,000	1,334 21.25%	2,143 18.64%	6,884 19.87%
\$500,000 - \$1,000,000	1,942 30.93%	3,531 30.72%	8,621 24.88%
\$1,000,000+	121 1.93%	269 2.34%	912 2.63%
<b>2024 Median Home Value</b>	<b>\$419,303</b>	<b>\$409,146</b>	<b>\$389,701</b>
<b>2024 Housing Units by Yr Built</b>	<b>12,302</b>	<b>20,311</b>	<b>52,805</b>
Built 2010+	2,662 21.64%	3,777 18.60%	5,549 10.51%
Built 2000 - 2010	1,836 14.92%	3,481 17.14%	6,867 13.00%
Built 1990 - 1999	2,122 17.25%	2,799 13.78%	5,997 11.36%
Built 1980 - 1989	2,056 16.71%	2,998 14.76%	7,561 14.32%
Built 1970 - 1979	1,104 8.97%	1,950 9.60%	7,887 14.94%
Built 1960 - 1969	715 5.81%	1,717 8.45%	5,550 10.51%
Built 1950 - 1959	564 4.58%	1,083 5.33%	4,805 9.10%
Built <1949	1,243 10.10%	2,506 12.34%	8,589 16.27%
<b>2024 Median Year Built</b>	<b>1991</b>	<b>1989</b>	<b>1978</b>

