

Demographic Detail Report

Pearl River Shopping Center

100-120 N Middletown Rd, Pearl River, NY 10965

Building Type: **General Retail**
 Secondary: -
 GLA: **45,343 SF**
 Year Built: **1960**

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



Radius	1 Mile		3 Mile		5 Mile	
Population						
2029 Projection	11,540		65,565		225,629	
2024 Estimate	11,594		65,605		226,804	
2020 Census	11,535		63,674		225,633	
Growth 2024 - 2029	-0.47%		-0.06%		-0.52%	
Growth 2020 - 2024	0.51%		3.03%		0.52%	
2024 Population by Age						
	11,594		65,605		226,804	
Age 0 - 4	641	5.53%	3,553	5.42%	15,298	6.75%
Age 5 - 9	668	5.76%	3,950	6.02%	17,595	7.76%
Age 10 - 14	729	6.29%	4,221	6.43%	17,466	7.70%
Age 15 - 19	769	6.63%	4,434	6.76%	17,281	7.62%
Age 20 - 24	725	6.25%	4,253	6.48%	15,774	6.95%
Age 25 - 29	670	5.78%	3,627	5.53%	13,275	5.85%
Age 30 - 34	630	5.43%	3,229	4.92%	11,890	5.24%
Age 35 - 39	634	5.47%	3,413	5.20%	12,464	5.50%
Age 40 - 44	655	5.65%	3,591	5.47%	12,762	5.63%
Age 45 - 49	715	6.17%	3,827	5.83%	12,678	5.59%
Age 50 - 54	833	7.18%	4,472	6.82%	13,541	5.97%
Age 55 - 59	838	7.23%	4,595	7.00%	13,341	5.88%
Age 60 - 64	839	7.24%	4,675	7.13%	13,840	6.10%
Age 65 - 69	621	5.36%	3,831	5.84%	11,560	5.10%
Age 70 - 74	520	4.49%	3,187	4.86%	9,407	4.15%
Age 75 - 79	460	3.97%	2,706	4.12%	7,682	3.39%
Age 80 - 84	307	2.65%	1,892	2.88%	5,210	2.30%
Age 85+	341	2.94%	2,148	3.27%	5,741	2.53%
Age 65+	2,249	19.40%	13,764	20.98%	39,600	17.46%
Median Age	42.50		43.00		36.90	
Average Age	41.40		41.70		38.10	

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Radius	1 Mile	3 Mile	5 Mile
2024 Population By Race	11,594	65,605	226,804
White	9,675 83.45%	47,952 73.09%	146,952 64.79%
Black	223 1.92%	2,816 4.29%	22,067 9.73%
Am. Indian & Alaskan	25 0.22%	165 0.25%	1,006 0.44%
Asian	468 4.04%	6,182 9.42%	19,678 8.68%
Hawaiian & Pacific Island	0 0.00%	49 0.07%	145 0.06%
Other	1,203 10.38%	8,440 12.86%	36,956 16.29%
Population by Hispanic Origin	11,594	65,605	226,804
Non-Hispanic Origin	10,293 88.78%	57,416 87.52%	191,261 84.33%
Hispanic Origin	1,301 11.22%	8,189 12.48%	35,543 15.67%
2024 Median Age, Male	40.70	41.30	35.10
2024 Average Age, Male	39.90	40.40	36.70
2024 Median Age, Female	44.40	44.60	38.80
2024 Average Age, Female	42.90	43.00	39.50
2024 Population by Occupation Classification	9,402	52,995	172,986
Civilian Employed	6,121 65.10%	33,127 62.51%	108,117 62.50%
Civilian Unemployed	134 1.43%	771 1.45%	3,062 1.77%
Civilian Non-Labor Force	3,147 33.47%	19,097 36.04%	61,712 35.67%
Armed Forces	0 0.00%	0 0.00%	95 0.05%
Households by Marital Status			
Married	2,416	13,757	42,735
Married No Children	1,355	7,852	22,165
Married w/Children	1,060	5,906	20,570
2024 Population by Education	8,445	47,207	150,411
Some High School, No Diploma	723 8.56%	3,093 6.55%	13,843 9.20%
High School Grad (Incl Equivalency)	1,620 19.18%	8,420 17.84%	27,871 18.53%
Some College, No Degree	1,926 22.81%	9,887 20.94%	32,213 21.42%
Associate Degree	381 4.51%	2,014 4.27%	7,020 4.67%
Bachelor Degree	2,022 23.94%	13,165 27.89%	39,254 26.10%
Advanced Degree	1,773 20.99%	10,628 22.51%	30,210 20.08%

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Radius	1 Mile		3 Mile		5 Mile	
2024 Population by Occupation	11,517		64,148		211,072	
Real Estate & Finance	490	4.25%	2,911	4.54%	7,928	3.76%
Professional & Management	3,637	31.58%	22,814	35.56%	69,265	32.82%
Public Administration	632	5.49%	1,887	2.94%	4,175	1.98%
Education & Health	1,607	13.95%	9,636	15.02%	33,565	15.90%
Services	1,065	9.25%	4,315	6.73%	16,803	7.96%
Information	122	1.06%	1,047	1.63%	2,948	1.40%
Sales	1,057	9.18%	6,664	10.39%	22,512	10.67%
Transportation	384	3.33%	2,111	3.29%	8,478	4.02%
Retail	486	4.22%	3,050	4.75%	10,950	5.19%
Wholesale	105	0.91%	887	1.38%	3,166	1.50%
Manufacturing	220	1.91%	2,000	3.12%	6,997	3.31%
Production	225	1.95%	1,805	2.81%	7,591	3.60%
Construction	830	7.21%	2,032	3.17%	6,131	2.90%
Utilities	297	2.58%	1,463	2.28%	4,676	2.22%
Agriculture & Mining	0	0.00%	109	0.17%	259	0.12%
Farming, Fishing, Forestry	8	0.07%	66	0.10%	244	0.12%
Other Services	352	3.06%	1,351	2.11%	5,384	2.55%
2024 Worker Travel Time to Job	5,592		28,596		95,541	
<30 Minutes	3,022	54.04%	14,379	50.28%	54,143	56.67%
30-60 Minutes	1,511	27.02%	9,112	31.86%	26,080	27.30%
60+ Minutes	1,059	18.94%	5,105	17.85%	15,318	16.03%
2020 Households by HH Size	4,240		21,758		70,081	
1-Person Households	1,079	25.45%	4,727	21.73%	14,158	20.20%
2-Person Households	1,206	28.44%	6,317	29.03%	18,680	26.65%
3-Person Households	629	14.83%	3,564	16.38%	11,427	16.31%
4-Person Households	736	17.36%	4,049	18.61%	12,548	17.90%
5-Person Households	402	9.48%	1,899	8.73%	6,247	8.91%
6-Person Households	132	3.11%	676	3.11%	2,924	4.17%
7 or more Person Households	56	1.32%	526	2.42%	4,097	5.85%
2024 Average Household Size	2.70		2.80		3.00	
Households						
2029 Projection	4,213		22,421		70,314	
2024 Estimate	4,237		22,435		70,652	
2020 Census	4,239		21,757		70,081	
Growth 2024 - 2029	-0.57%		-0.06%		-0.48%	
Growth 2020 - 2024	-0.05%		3.12%		0.81%	



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Radius	1 Mile		3 Mile		5 Mile	
2024 Households by HH Income	4,238		22,436		70,653	
<\$25,000	388	9.16%	2,040	9.09%	8,466	11.98%
\$25,000 - \$50,000	349	8.24%	1,914	8.53%	7,952	11.26%
\$50,000 - \$75,000	540	12.74%	2,340	10.43%	8,321	11.78%
\$75,000 - \$100,000	429	10.12%	1,887	8.41%	7,284	10.31%
\$100,000 - \$125,000	612	14.44%	2,162	9.64%	7,128	10.09%
\$125,000 - \$150,000	405	9.56%	2,136	9.52%	5,338	7.56%
\$150,000 - \$200,000	506	11.94%	3,713	16.55%	9,190	13.01%
\$200,000+	1,009	23.81%	6,244	27.83%	16,974	24.02%
2024 Avg Household Income	\$145,470		\$157,447		\$141,223	
2024 Med Household Income	\$116,870		\$135,241		\$111,586	
2024 Occupied Housing	4,238		22,435		70,652	
Owner Occupied	3,211	75.77%	17,652	78.68%	48,715	68.95%
Renter Occupied	1,027	24.23%	4,783	21.32%	21,937	31.05%
2020 Housing Units	4,418		23,431		74,260	
1 Unit	3,142	71.12%	18,142	77.43%	51,447	69.28%
2 - 4 Units	572	12.95%	2,541	10.84%	8,474	11.41%
5 - 19 Units	609	13.78%	1,762	7.52%	8,324	11.21%
20+ Units	95	2.15%	986	4.21%	6,015	8.10%
2024 Housing Value	3,212		17,653		48,716	
<\$100,000	50	1.56%	140	0.79%	1,116	2.29%
\$100,000 - \$200,000	38	1.18%	238	1.35%	906	1.86%
\$200,000 - \$300,000	170	5.29%	560	3.17%	1,783	3.66%
\$300,000 - \$400,000	397	12.36%	1,282	7.26%	3,859	7.92%
\$400,000 - \$500,000	923	28.74%	3,623	20.52%	8,507	17.46%
\$500,000 - \$1,000,000	1,544	48.07%	10,818	61.28%	28,086	57.65%
\$1,000,000+	90	2.80%	992	5.62%	4,459	9.15%
2024 Median Home Value	\$509,067		\$637,895		\$645,748	
2024 Housing Units by Yr Built	4,446		23,493		74,509	
Built 2010+	170	3.82%	1,898	8.08%	6,586	8.84%
Built 2000 - 2010	190	4.27%	1,247	5.31%	5,045	6.77%
Built 1990 - 1999	341	7.67%	1,835	7.81%	6,223	8.35%
Built 1980 - 1989	260	5.85%	1,880	8.00%	6,854	9.20%
Built 1970 - 1979	277	6.23%	2,788	11.87%	10,213	13.71%
Built 1960 - 1969	714	16.06%	4,956	21.10%	15,763	21.16%
Built 1950 - 1959	1,354	30.45%	5,298	22.55%	12,838	17.23%
Built <1949	1,140	25.64%	3,591	15.29%	10,987	14.75%
2024 Median Year Built	1957		1965		1968	

