

Demographic Detail Report

17 S Broadway, Nyack, NY 10960

Building Type: **General Retail** Total Available: **0 SF**
 Secondary: **Bank** % Leased: **100%**
 GLA: **24,801 SF** Rent/SF/Yr: **-**
 Year Built: **1968**



Radius	3 Mile	5 Mile	10 Mile
Population			
2029 Projection	35,559	113,132	737,663
2024 Estimate	35,692	114,121	745,882
2020 Census	34,799	113,678	744,193
Growth 2024 - 2029	-0.37%	-0.87%	-1.10%
Growth 2020 - 2024	2.57%	0.39%	0.23%
2024 Population by Age			
	35,692	114,121	745,882
Age 0 - 4	1,968 5.51%	6,015 5.27%	44,452 5.96%
Age 5 - 9	1,911 5.35%	6,042 5.29%	49,042 6.58%
Age 10 - 14	1,920 5.38%	6,285 5.51%	50,538 6.78%
Age 15 - 19	2,066 5.79%	7,002 6.14%	51,229 6.87%
Age 20 - 24	2,099 5.88%	7,158 6.27%	48,258 6.47%
Age 25 - 29	2,069 5.80%	6,468 5.67%	42,776 5.73%
Age 30 - 34	2,123 5.95%	6,116 5.36%	40,950 5.49%
Age 35 - 39	2,237 6.27%	6,471 5.67%	43,313 5.81%
Age 40 - 44	2,221 6.22%	6,776 5.94%	45,628 6.12%
Age 45 - 49	2,176 6.10%	6,961 6.10%	45,268 6.07%
Age 50 - 54	2,338 6.55%	7,580 6.64%	47,533 6.37%
Age 55 - 59	2,390 6.70%	7,808 6.84%	47,305 6.34%
Age 60 - 64	2,653 7.43%	8,448 7.40%	48,409 6.49%
Age 65 - 69	2,249 6.30%	7,043 6.17%	41,834 5.61%
Age 70 - 74	1,861 5.21%	5,957 5.22%	34,165 4.58%
Age 75 - 79	1,399 3.92%	4,734 4.15%	26,181 3.51%
Age 80 - 84	888 2.49%	3,226 2.83%	17,921 2.40%
Age 85+	1,125 3.15%	4,029 3.53%	21,083 2.83%
Age 65+	7,522 21.07%	24,989 21.90%	141,184 18.93%
Median Age	43.30	44.10	40.30
Average Age	42.30	42.70	40.10

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Radius	3 Mile	5 Mile	10 Mile
2024 Population By Race	35,692	114,121	745,882
White	20,330 56.96%	73,873 64.73%	451,453 60.53%
Black	3,777 10.58%	7,523 6.59%	68,835 9.23%
Am. Indian & Alaskan	199 0.56%	441 0.39%	3,814 0.51%
Asian	2,254 6.32%	10,228 8.96%	68,169 9.14%
Hawaiian & Pacific Island	32 0.09%	56 0.05%	255 0.03%
Other	9,101 25.50%	22,000 19.28%	153,355 20.56%
Population by Hispanic Origin	35,692	114,121	745,882
Non-Hispanic Origin	26,315 73.73%	91,831 80.47%	595,174 79.79%
Hispanic Origin	9,377 26.27%	22,290 19.53%	150,707 20.21%
2024 Median Age, Male	41.40	42.10	38.50
2024 Average Age, Male	40.90	41.20	38.70
2024 Median Age, Female	45.10	45.90	42.00
2024 Average Age, Female	43.70	44.20	41.40
2024 Population by Occupation Classification	29,477	94,373	591,612
Civilian Employed	18,974 64.37%	60,137 63.72%	377,096 63.74%
Civilian Unemployed	589 2.00%	1,519 1.61%	10,554 1.78%
Civilian Non-Labor Force	9,890 33.55%	32,680 34.63%	203,644 34.42%
Armed Forces	24 0.08%	37 0.04%	318 0.05%
Households by Marital Status			
Married	6,357	22,262	140,780
Married No Children	3,814	13,165	76,117
Married w/Children	2,543	9,098	64,663
2024 Population by Education	27,737	86,305	528,870
Some High School, No Diploma	2,541 9.16%	6,553 7.59%	44,989 8.51%
High School Grad (Incl Equivalency)	3,645 13.14%	12,267 14.21%	91,020 17.21%
Some College, No Degree	5,538 19.97%	16,787 19.45%	103,984 19.66%
Associate Degree	2,008 7.24%	4,687 5.43%	26,507 5.01%
Bachelor Degree	6,846 24.68%	23,136 26.81%	134,471 25.43%
Advanced Degree	7,159 25.81%	22,875 26.50%	127,899 24.18%



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Radius	3 Mile		5 Mile		10 Mile	
2024 Population by Occupation	36,773		117,454		752,035	
Real Estate & Finance	1,460	3.97%	4,605	3.92%	35,103	4.67%
Professional & Management	12,141	33.02%	40,946	34.86%	257,396	34.23%
Public Administration	836	2.27%	2,968	2.53%	15,410	2.05%
Education & Health	6,026	16.39%	18,046	15.36%	113,272	15.06%
Services	3,393	9.23%	8,878	7.56%	57,076	7.59%
Information	581	1.58%	2,464	2.10%	11,661	1.55%
Sales	3,464	9.42%	10,858	9.24%	72,954	9.70%
Transportation	2,153	5.85%	5,907	5.03%	46,797	6.22%
Retail	1,642	4.47%	5,030	4.28%	33,400	4.44%
Wholesale	312	0.85%	1,163	0.99%	9,980	1.33%
Manufacturing	1,152	3.13%	3,719	3.17%	19,001	2.53%
Production	1,048	2.85%	3,953	3.37%	23,798	3.16%
Construction	1,172	3.19%	3,518	3.00%	21,869	2.91%
Utilities	680	1.85%	2,448	2.08%	14,920	1.98%
Agriculture & Mining	18	0.05%	176	0.15%	1,001	0.13%
Farming, Fishing, Forestry	7	0.02%	95	0.08%	542	0.07%
Other Services	688	1.87%	2,680	2.28%	17,855	2.37%
2024 Worker Travel Time to Job	16,920		52,351		330,080	
<30 Minutes	9,141	54.02%	27,850	53.20%	178,779	54.16%
30-60 Minutes	4,825	28.52%	14,855	28.38%	89,483	27.11%
60+ Minutes	2,954	17.46%	9,646	18.43%	61,818	18.73%
2020 Households by HH Size	13,433		42,021		252,406	
1-Person Households	3,909	29.10%	10,855	25.83%	58,581	23.21%
2-Person Households	3,940	29.33%	12,553	29.87%	70,592	27.97%
3-Person Households	2,095	15.60%	6,767	16.10%	41,964	16.63%
4-Person Households	1,950	14.52%	6,891	16.40%	43,063	17.06%
5-Person Households	876	6.52%	3,071	7.31%	20,324	8.05%
6-Person Households	374	2.78%	1,163	2.77%	8,635	3.42%
7 or more Person Households	289	2.15%	721	1.72%	9,247	3.66%
2024 Average Household Size	2.50		2.60		2.80	
Households						
2029 Projection	13,623		41,548		249,525	
2024 Estimate	13,690		41,969		252,597	
2020 Census	13,434		42,022		252,406	
Growth 2024 - 2029	-0.49%		-1.00%		-1.22%	
Growth 2020 - 2024	1.91%		-0.13%		0.08%	



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Radius	3 Mile	5 Mile	10 Mile
2024 Households by HH Income	13,689	41,970	252,597
<\$25,000	1,461 10.67%	3,809 9.08%	27,189 10.76%
\$25,000 - \$50,000	1,855 13.55%	4,207 10.02%	26,215 10.38%
\$50,000 - \$75,000	1,537 11.23%	5,218 12.43%	29,126 11.53%
\$75,000 - \$100,000	1,645 12.02%	4,040 9.63%	25,897 10.25%
\$100,000 - \$125,000	1,388 10.14%	4,034 9.61%	23,628 9.35%
\$125,000 - \$150,000	1,108 8.09%	3,876 9.24%	21,512 8.52%
\$150,000 - \$200,000	1,547 11.30%	5,566 13.26%	31,918 12.64%
\$200,000+	3,148 23.00%	11,220 26.73%	67,112 26.57%
2024 Avg Household Income	\$137,405	\$150,610	\$148,155
2024 Med Household Income	\$106,241	\$122,997	\$118,908
2024 Occupied Housing	13,690	41,969	252,596
Owner Occupied	7,951 58.08%	28,752 68.51%	169,738 67.20%
Renter Occupied	5,739 41.92%	13,217 31.49%	82,858 32.80%
2020 Housing Units	14,779	44,851	270,641
1 Unit	8,038 54.39%	28,271 63.03%	163,991 60.59%
2 - 4 Units	3,035 20.54%	6,785 15.13%	35,022 12.94%
5 - 19 Units	1,874 12.68%	5,036 11.23%	26,691 9.86%
20+ Units	1,832 12.40%	4,759 10.61%	44,937 16.60%
2024 Housing Value	7,951	28,751	169,739
<\$100,000	77 0.97%	316 1.10%	3,946 2.32%
\$100,000 - \$200,000	177 2.23%	723 2.51%	6,513 3.84%
\$200,000 - \$300,000	505 6.35%	1,533 5.33%	9,762 5.75%
\$300,000 - \$400,000	798 10.04%	2,790 9.70%	13,519 7.96%
\$400,000 - \$500,000	1,675 21.07%	5,671 19.72%	25,434 14.98%
\$500,000 - \$1,000,000	3,906 49.13%	15,096 52.51%	90,976 53.60%
\$1,000,000+	813 10.23%	2,622 9.12%	19,589 11.54%
2024 Median Home Value	\$595,174	\$610,708	\$641,221
2024 Housing Units by Yr Built	14,802	44,904	271,765
Built 2010+	1,173 7.92%	2,718 6.05%	22,065 8.12%
Built 2000 - 2010	768 5.19%	1,994 4.44%	16,690 6.14%
Built 1990 - 1999	656 4.43%	3,049 6.79%	18,883 6.95%
Built 1980 - 1989	1,362 9.20%	4,971 11.07%	22,789 8.39%
Built 1970 - 1979	1,821 12.30%	5,520 12.29%	32,271 11.87%
Built 1960 - 1969	2,419 16.34%	8,188 18.23%	46,506 17.11%
Built 1950 - 1959	2,029 13.71%	7,603 16.93%	48,871 17.98%
Built <1949	4,574 30.90%	10,861 24.19%	63,690 23.44%
2024 Median Year Built	1962	1964	1964

