

# Demographic Summary Report

## 537 Commons, LLC

537 N State Rd, Briarcliff Manor Village, NY 10510

Building Type: **Class C Office**  
 Class: **C**  
 RBA: **8,000 SF**  
 Typical Floor: **4,000 SF**

Total Available: **975 SF**  
 % Leased: **87.81%**  
 Rent/SF/Yr: **Negotiable**



### Radius

| Population                                | 1 Mile       | 5 Mile        | 10 Mile        |
|---|--------------|---------------|----------------|
| 2029 Projection                           | 4,743        | 87,978        | 392,888        |
| 2024 Estimate                             | 4,897        | 90,060        | 399,645        |
| 2020 Census                               | 5,233        | 92,400        | 403,948        |
| Growth 2024 - 2029                        | -3.14%       | -2.31%        | -1.69%         |
| Growth 2020 - 2024                        | -6.42%       | -2.53%        | -1.07%         |
| <b>2024 Population by Hispanic Origin</b> | 689          | 18,261        | 96,815         |
| <b>2024 Population</b>                    | 4,897        | 90,060        | 399,645        |
| White                                     | 3,555 72.60% | 59,883 66.49% | 237,319 59.38% |
| Black                                     | 183 3.74%    | 4,673 5.19%   | 35,283 8.83%   |
| Am. Indian & Alaskan                      | 21 0.43%     | 374 0.42%     | 2,305 0.58%    |
| Asian                                     | 379 7.74%    | 6,025 6.69%   | 28,620 7.16%   |
| Hawaiian & Pacific Island                 | 0 0.00%      | 0 0.00%       | 88 0.02%       |
| Other                                     | 759 15.50%   | 19,104 21.21% | 96,031 24.03%  |
| U.S. Armed Forces                         | 0            | 92            | 180            |

### Households

|                    |              |               |               |
|--------------------|--------------|---------------|---------------|
| 2029 Projection    | 1,646        | 30,112        | 140,990       |
| 2024 Estimate      | 1,709        | 30,892        | 143,575       |
| 2020 Census        | 1,867        | 31,955        | 145,572       |
| Growth 2024 - 2029 | -3.69%       | -2.52%        | -1.80%        |
| Growth 2020 - 2024 | -8.46%       | -3.33%        | -1.37%        |
| Owner Occupied     | 1,409 82.45% | 23,143 74.92% | 96,957 67.53% |
| Renter Occupied    | 300 17.55%   | 7,749 25.08%  | 46,618 32.47% |

### 2024 Households by HH Income

|                               |            |               |               |
|-------------------------------|------------|---------------|---------------|
| Income: <\$25,000             | 195 11.40% | 2,193 7.10%   | 14,046 9.78%  |
| Income: \$25,000 - \$50,000   | 121 7.08%  | 2,205 7.14%   | 14,128 9.84%  |
| Income: \$50,000 - \$75,000   | 62 3.63%   | 3,074 9.95%   | 16,343 11.38% |
| Income: \$75,000 - \$100,000  | 142 8.30%  | 2,929 9.48%   | 14,239 9.92%  |
| Income: \$100,000 - \$125,000 | 161 9.42%  | 2,529 8.19%   | 12,485 8.70%  |
| Income: \$125,000 - \$150,000 | 195 11.40% | 2,720 8.81%   | 12,317 8.58%  |
| Income: \$150,000 - \$200,000 | 244 14.27% | 3,632 11.76%  | 18,286 12.74% |
| Income: \$200,000+            | 590 34.50% | 11,607 37.58% | 41,733 29.07% |

### 2024 Avg Household Income

\$171,601      \$176,392      \$154,646

### 2024 Med Household Income

\$147,307      \$148,110      \$126,111