

# Demographic Summary Report

49 Oakland Ave, Warwick, NY 10990

Building Type: **General Retail**  
 Secondary: **Restaurant**  
 GLA: **2,420 SF**  
 Year Built: **2016**

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

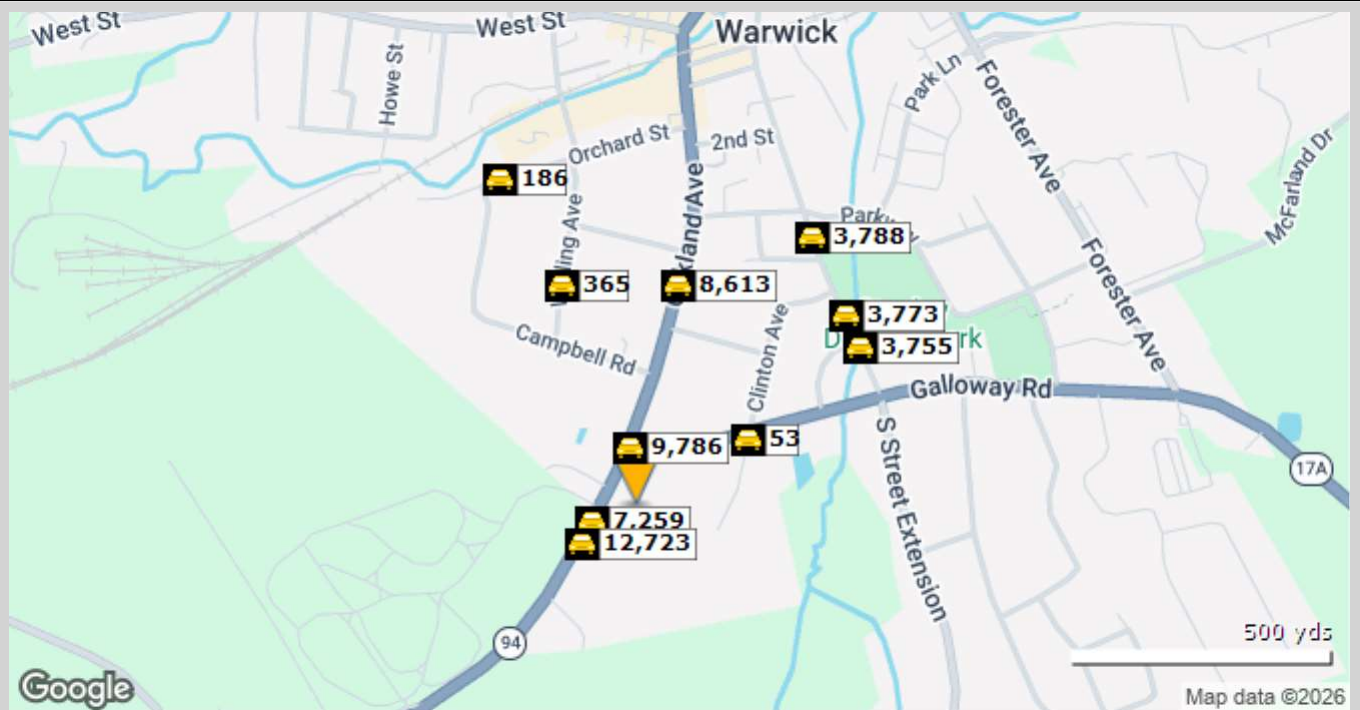


| Radius                             | 2 Mile    |        | 5 Mile    |        | 10 Mile   |        |
|------------------------------------|-----------|--------|-----------|--------|-----------|--------|
| Population                         |           |        |           |        |           |        |
| 2030 Projection                    | 8,566     |        | 30,910    |        | 102,407   |        |
| 2025 Estimate                      | 8,472     |        | 30,308    |        | 99,604    |        |
| 2020 Census                        | 8,583     |        | 29,579    |        | 93,569    |        |
| Growth 2025 - 2030                 | 1.11%     |        | 1.99%     |        | 2.81%     |        |
| Growth 2020 - 2025                 | -1.29%    |        | 2.46%     |        | 6.45%     |        |
| 2025 Population by Hispanic Origin | 1,172     |        | 4,314     |        | 15,811    |        |
| 2025 Population                    | 8,472     |        | 30,308    |        | 99,604    |        |
| White                              | 6,955     | 82.09% | 24,144    | 79.66% | 76,557    | 76.86% |
| Black                              | 254       | 3.00%  | 1,271     | 4.19%  | 4,886     | 4.91%  |
| Am. Indian & Alaskan               | 135       | 1.59%  | 342       | 1.13%  | 1,125     | 1.13%  |
| Asian                              | 141       | 1.66%  | 534       | 1.76%  | 2,504     | 2.51%  |
| Hawaiian & Pacific Island          | 0         | 0.00%  | 1         | 0.00%  | 1         | 0.00%  |
| Other                              | 987       | 11.65% | 4,016     | 13.25% | 14,530    | 14.59% |
| U.S. Armed Forces                  | 0         |        | 10        |        | 105       |        |
| Households                         |           |        |           |        |           |        |
| 2030 Projection                    | 3,650     |        | 12,034    |        | 38,409    |        |
| 2025 Estimate                      | 3,606     |        | 11,790    |        | 37,303    |        |
| 2020 Census                        | 3,641     |        | 11,478    |        | 34,842    |        |
| Growth 2025 - 2030                 | 1.22%     |        | 2.07%     |        | 2.96%     |        |
| Growth 2020 - 2025                 | -0.96%    |        | 2.72%     |        | 7.06%     |        |
| Owner Occupied                     | 2,392     | 66.33% | 9,290     | 78.80% | 30,501    | 81.77% |
| Renter Occupied                    | 1,214     | 33.67% | 2,499     | 21.20% | 6,802     | 18.23% |
| 2025 Households by HH Income       | 3,605     |        | 11,788    |        | 37,305    |        |
| Income: <\$25,000                  | 494       | 13.70% | 982       | 8.33%  | 2,700     | 7.24%  |
| Income: \$25,000 - \$50,000        | 609       | 16.89% | 1,331     | 11.29% | 3,332     | 8.93%  |
| Income: \$50,000 - \$75,000        | 392       | 10.87% | 1,506     | 12.78% | 4,395     | 11.78% |
| Income: \$75,000 - \$100,000       | 374       | 10.37% | 1,466     | 12.44% | 5,203     | 13.95% |
| Income: \$100,000 - \$125,000      | 321       | 8.90%  | 1,316     | 11.16% | 4,168     | 11.17% |
| Income: \$125,000 - \$150,000      | 241       | 6.69%  | 985       | 8.36%  | 3,682     | 9.87%  |
| Income: \$150,000 - \$200,000      | 458       | 12.70% | 1,536     | 13.03% | 5,453     | 14.62% |
| Income: \$200,000+                 | 716       | 19.86% | 2,666     | 22.62% | 8,372     | 22.44% |
| 2025 Avg Household Income          | \$126,653 |        | \$141,224 |        | \$145,296 |        |
| 2025 Med Household Income          | \$95,554  |        | \$111,569 |        | \$118,128 |        |

## Traffic Count Report

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|    | Street           | Cross Street | Cross Str Dist | Count Year | Avg Daily Volume | Volume Type | Miles from Subject Prop |
|----|------------------|--------------|----------------|------------|------------------|-------------|-------------------------|
| 1  | State Hwy 94     | Hathorn Rd   | 0.25 SW        | 2026       | 7,259            | MPSI        | .05                     |
| 2  | State Highway 94 | Hathorn Rd   | 0.02 SW        | 2026       | 12,723           | MPSI        | .07                     |
| 3  | Oakland Avenue   | Linden Pl    | 0.04 S         | 2026       | 9,786            | MPSI        | .07                     |
| 4  | Clinton Avenue   | Galloway Rd  | 0.02 N         | 2026       | 53               | MPSI        | .15                     |
| 5  | Oakland Avenue   | Oakland Ct   | 0.04 N         | 2026       | 8,613            | MPSI        | .25                     |
| 6  | Welling Avenue   | Campbell Rd  | 0.07 S         | 2026       | 365              | MPSI        | .26                     |
| 7  | South Street     |              | 0.00           | 2026       | 3,755            | MPSI        | .31                     |
| 8  | South Street     | Clinton Ave  | 0.03 NW        | 2026       | 3,773            | MPSI        | .32                     |
| 9  | South Street     |              | 0.00           | 2026       | 3,788            | MPSI        | .36                     |
| 10 | Orchard Street   | Hamilton Ave | 0.02 SW        | 2026       | 186              | MPSI        | .40                     |