

District Shops of Pelham Manor
Pelham, New York

1 Mile Radius

3 Mile Radius

5 Mile Radius

10 Minute Drive

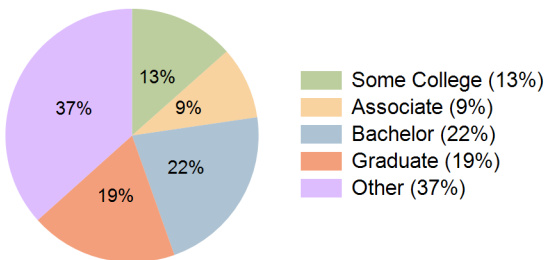
Current Year Demographics

Current Population	19,782	317,848	800,645	243,823
Total Daytime Pop	17,903	254,818	672,167	206,439
Daytime Workers	7,672	86,093	244,559	79,253
Average Household Income	\$186,976	\$109,326	\$109,165	\$124,531
Median Household Income	\$119,295	\$76,194	\$72,266	\$82,247
Total Households	6,785	120,173	302,688	92,567
Median Home Value	\$818,605	\$569,205	\$628,102	\$610,663
Bachelors Degree	28.6%	20.0%	20.4%	21.9%
Graduate Degree	26.4%	15.8%	15.6%	18.8%
Consumer Spending Index	162	96	96	109

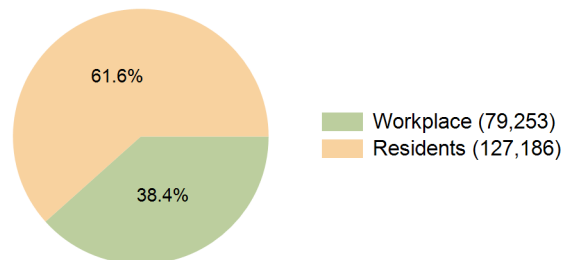
2029 Demographic Projections

Projected Population	19,657	319,620	796,593	246,197
Projected 5 Year Annual Growth Rate (Pop)	-0.1%	0.1%	-0.1%	0.2%
Projected Households	6,687	122,176	305,693	94,395
Projected 5 Year Annual Growth Rate (HH)	-0.3%	0.3%	0.2%	0.4%

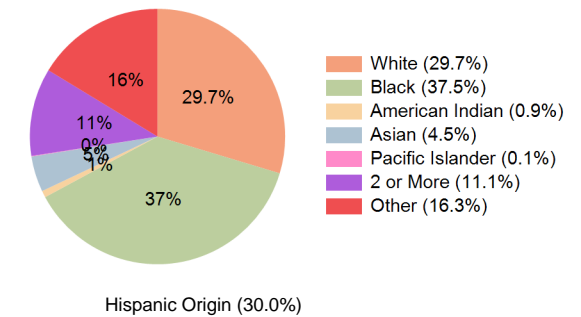
Education (10 Minute Drive)



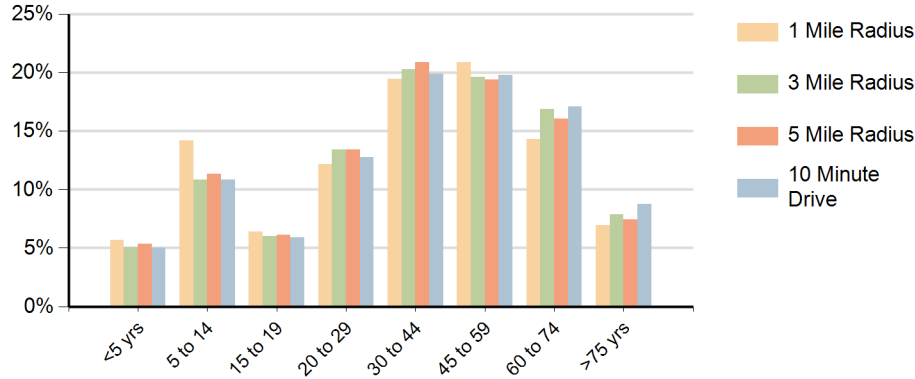
Daytime Population (10 Minute Drive)



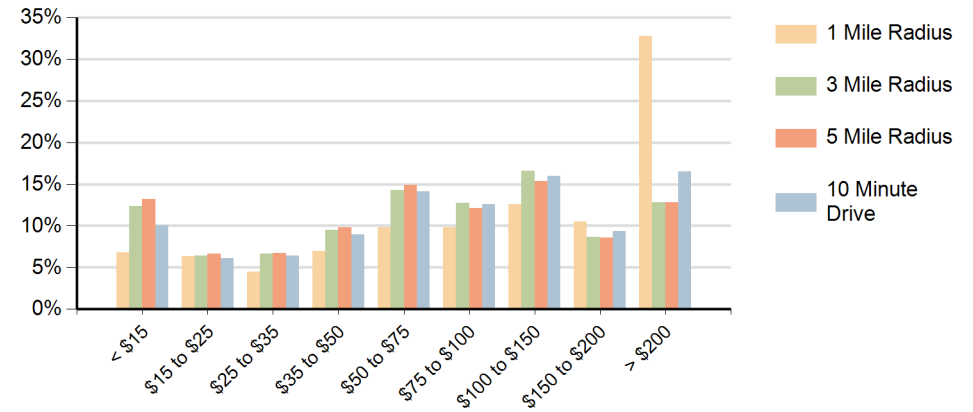
Race (10 Minute Drive)



Population by Age Range



Households by Income Range (\$000)



District Shops of Pelham Manor Pelham, New York		1 Mile Radius	3 Mile Radius	5 Mile Radius	10 Minute Drive
Population	Current Estimated Population	19,782	317,848	800,645	243,823
	2020 Census Population	20,101	326,097	827,419	249,302
	2010 Census Population	19,253	307,057	776,457	233,943
	Historical Annual Growth 2010 to 2020	0.4%	0.6%	0.6%	0.6%
	Estimated Annual Growth 2020 to 2024	-0.4%	-0.6%	-0.8%	-0.5%
	Projected Annual Growth 2024 to 2029	-0.1%	0.1%	-0.1%	0.2%
Households	Current Estimated Households	6,785	120,173	302,688	92,567
	2020 Census Households	6,905	121,739	307,854	93,717
	2010 Census Households	6,785	115,648	294,436	89,877
	Historical Annual Growth 2010 to 2020	0.2%	0.5%	0.5%	0.4%
	Estimated Annual Growth 2020 to 2024	-0.4%	-0.3%	-0.4%	-0.3%
	Projected Annual Growth 2024 to 2029	-0.3%	0.3%	0.2%	0.4%
Population per Household	2.9	2.6	2.6	2.6	
Race	White	47.6%	19.5%	27.6%	29.7%
	Black or African American	17.2%	50.5%	32.1%	37.5%
	American Indian	1.2%	0.8%	1.0%	0.9%
	Asian	4.1%	3.3%	6.6%	4.5%
	Pacific Islander	0.1%	0.1%	0.1%	0.1%
	2 or More Races	12.3%	10.6%	11.7%	11.1%
	Other Races	17.5%	15.3%	20.9%	16.3%
	Hispanic Origin	30.8%	27.2%	36.1%	30.0%