

MARKETFAIR NORTH

4100 - 4160 Route 31, Clay, NY 13041



PROPERTY HIGHLIGHTS

- ANCHOR RETAIL SPACES AVAILABLE 26,878 SF, 21,775 SF
Retail Space Available: 2,034 SF, 3,535 SF, 1700 SF, 1,010 SF
- Great sign and Highway visibility
- Fastest growing township in the suburban metro statistical area
- New 3.8M SF Amazon fulfillment center less than 10 minutes away.
New 7.2M SF Micron computer chip factory >5 miles away.

POPULATION



3 Mi	25,283
5 Mi	69,133
10Mi	242,455

CARS PER DAY



Highway 31:	25,309
Highway 481:	27,316

AV. HH INCOME



3 Mi	\$125,373
5 Mi	\$118,809
10Mi	\$102,425

EMPLOYEES



3 Mi	5,086
5 Mi	16,637
10Mi	104,860

Join these retailers:



last updated: 08/14/26 P. 1



SHARY THUR



202-359-3469



sthur@thurassociates.com

MARKETFAIR NORTH

4100 - 4160 Route 31, Clay, NY 13041



Micron Technology coming to Clay, NY.

Micron Technology plans to spend up to **\$100 billion** building a mega-complex of computer chip plants in Syracuse's northern suburbs in what would be the largest single private investment in New York history.

Micron announced the details about the project, which would create up to **9,000 jobs** over the next 20 years at the White Pine Commerce Park in Clay.

The project is expected to bring an additional **40,000 supply-chain and construction jobs** to the Syracuse area and New York state.

The company's plans call for building a massive **7.2 million-square-foot** complex that will include the nation's largest clean-room space. The clean-room facilities alone would cover about **2.4 million square feet**, about the size of **40 football fields**.

Micron would build up to **four separate semiconductor fabrication plants** in phases at the 1,300-acre site off Route 31, said Micron President and CEO Sanjay Mehrotra.

Micron said the local employees would be paid an average salary of more than **\$100,000** per year.

Rendering shows Micron Technology Inc.'s planned semiconductor fabrication facility in Clay



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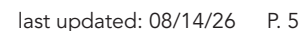


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Suite	Tenant	Category	SF
100 A&B	Dr Anthony Mondo	Optometrist	2,020
100 C	VIP Nails	Nails Salon	1,010
100D	Available	Framing Store	1,010
110	Cabinet Styles	Home Improvement	2,020
120	Cabinet Styles	Home Improvement	1,170
130	Gino & Joe's Pizza	Restaurant	1,748
200	Available	Former Arts & Crafts	26,878
300a	Earthwise Pet	Pet Store	2,106
300b	Microgame Play & Trade	Video Games	2,141
400	Available	Former Dance Studio	3,535
500 A	Summit Physical Therapy	Physical Therapy	2,165
500	Fleet Feet	Apparel Store	5,000
600	Wrap it up Express	Restaurant	3,120
610	Available	Specialty Fruit Arrangement	2,034
615	Momentum Financial Partners	Financial Services	1,166
620	Bert's Bikes	Bike Store	6,366
700	Available	Retail/Office	1,700
700b	Available	Liquor Store	21,775
800	Staples	Office Supply	25,423
901	Music and Arts	Music Store / Lessons	2,771
902	Dynamic Health & Fitness	Fitness	2,838
903	Raven's Joint	Cannabis store	2,631
904	Medical Office	Medical Office	2,583
1000	Justin's Canine Campus	Dog Day Care	6,593
1100	Larger Than Life	Toy Store	8,775
TOTAL GLA			136,965

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Boca Raton, FL 33432
561-395-2441



Complete Profile

2010-2020 Census, 2025 Estimates with 2030 Projections
Calculated using Weighted Block Centroid from Block Groups



Lat/Lon: 43.1851/-76.2295

Marketfair North						
Clay, NY 13041	3 mi radius		5 mi radius		10 mi radius	
Population						
Estimated Population (2025)	25,283		69,133		242,455	
Projected Population (2030)	24,560		67,298		235,869	
Census Population (2020)	26,273		71,604		246,734	
Census Population (2010)	24,024		68,158		241,817	
Projected Annual Growth (2025-2030)	-723	-0.6%	-1,835	-0.5%	-6,587	-0.5%
Historical Annual Growth (2020-2025)	-991	-	-2,472	-0.7%	-4,279	-0.3%
Historical Annual Growth (2010-2020)	2,249	0.9%	3,446	0.5%	4,917	0.2%
Estimated Population Density (2025)	895	psm	881	psm	772	psm
Trade Area Size	28.3	sq mi	78.5	sq mi	314.0	sq mi
Households						
Estimated Households (2025)	10,377		28,880		104,907	
Projected Households (2030)	10,231		28,469		103,398	
Census Households (2020)	10,380		29,132		104,616	
Census Households (2010)	9,182		26,919		100,114	
Projected Annual Growth (2025-2030)	-146	-0.3%	-411	-0.3%	-1,509	-0.3%
Historical Annual Change (2010-2025)	1,195	0.9%	1,961	0.5%	4,793	0.3%
Average Household Income						
Estimated Average Household Income (2025)	\$125,373		\$118,809		\$102,425	
Projected Average Household Income (2030)	\$125,385		\$118,981		\$102,661	
Census Average Household Income (2010)	\$79,454		\$77,435		\$61,872	
Census Average Household Income (2000)	\$63,607		\$61,810		\$51,018	
Projected Annual Change (2025-2030)	\$12	-	\$171	-	\$236	-
Historical Annual Change (2000-2025)	\$61,766	3.9%	\$57,000	3.7%	\$51,407	4.0%
Median Household Income						
Estimated Median Household Income (2025)	\$104,664		\$99,797		\$82,402	
Projected Median Household Income (2030)	\$104,642		\$99,828		\$82,530	
Census Median Household Income (2010)	\$73,707		\$68,444		\$53,522	
Census Median Household Income (2000)	\$57,472		\$54,309		\$43,560	
Projected Annual Change (2025-2030)	-\$22	-	\$31	-	\$128	-
Historical Annual Change (2000-2025)	\$47,193	3.3%	\$45,488	3.4%	\$38,842	3.6%
Per Capita Income						
Estimated Per Capita Income (2025)	\$51,468		\$49,666		\$44,383	
Projected Per Capita Income (2030)	\$52,241		\$50,367		\$45,071	
Census Per Capita Income (2010)	\$30,342		\$30,568		\$25,615	
Census Per Capita Income (2000)	\$22,855		\$23,091		\$20,611	
Projected Annual Change (2025-2030)	\$773	0.3%	\$701	0.3%	\$688	0.3%
Historical Annual Change (2000-2025)	\$28,613	5.0%	\$26,575	4.6%	\$23,772	4.6%
Estimated Average Household Net Worth (2025)	\$1.37 M		\$1.27 M		\$1.02 M	

Complete Profile

2010-2020 Census, 2025 Estimates with 2030 Projections
Calculated using Weighted Block Centroid from Block Groups



Lat/Lon: 43.1851/-76.2295

Marketfair North Clay, NY 13041		3 mi radius	5 mi radius	10 mi radius
Total Annual Consumer Expenditure (2025)				
Total Household Expenditure		\$1.17 B	\$3.17 B	\$10.25 B
Total Non-Retail Expenditure		\$590.8 M	\$1.61 B	\$5.11 B
Total Retail Expenditure		\$580.37 M	\$1.57 B	\$5.14 B
Alcoholic Beverages		\$7.14 M	\$19.3 M	\$62.29 M
Apparel		\$21.32 M	\$57.7 M	\$188.08 M
Contributions		\$38.1 M	\$102.65 M	\$324.54 M
Education		\$26.91 M	\$72.57 M	\$231.34 M
Entertainment		\$65.9 M	\$178.38 M	\$582.78 M
Food Away From Home		\$50.89 M	\$137.64 M	\$447.47 M
Grocery		\$71.66 M	\$195.27 M	\$666.58 M
Health Care		\$70.12 M	\$193.29 M	\$692.04 M
Household Furnishings and Equipment		\$30.89 M	\$83.51 M	\$270.57 M
Household Operations		\$21.35 M	\$57.83 M	\$189.48 M
Miscellaneous Expenses		\$19.86 M	\$53.71 M	\$174.63 M
Personal Care		\$14.27 M	\$38.81 M	\$130.84 M
Shelter		\$174.92 M	\$481.95 M	\$1.63 B
Tax and Retirement		\$323.49 M	\$866.43 M	\$2.6 B
Tobacco and Related		\$4.84 M	\$13.38 M	\$49.95 M
Transportation		\$178.7 M	\$480.29 M	\$1.54 B
Utilities		\$50.82 M	\$138.58 M	\$475.27 M
Monthly Household Consumer Expenditure (2025)				
Total Household Expenditure		\$9,405	\$9,151	\$8,142
Total Non-Retail Expenditure		\$4,744 50.4%	\$4,633 50.6%	\$4,062 49.9%
Total Retail Expenditures		\$4,661 49.6%	\$4,518 49.4%	\$4,080 50.1%
Alcoholic Beverages		\$57 0.6%	\$56 0.6%	\$49 0.6%
Apparel		\$171 1.8%	\$166 1.8%	\$149 1.8%
Contributions		\$306 3.3%	\$296 3.2%	\$258 3.2%
Education		\$216 2.3%	\$209 2.3%	\$184 2.3%
Entertainment		\$529 5.6%	\$515 5.6%	\$463 5.7%
Food Away From Home		\$409 4.3%	\$397 4.3%	\$355 4.4%
Grocery		\$575 6.1%	\$563 6.2%	\$530 6.5%
Health Care		\$563 6.0%	\$558 6.1%	\$550 6.8%
Household Furnishings and Equipment		\$248 2.6%	\$241 2.6%	\$215 2.6%
Household Operations		\$171 1.8%	\$167 1.8%	\$151 1.8%
Miscellaneous Expenses		\$160 1.7%	\$155 1.7%	\$139 1.7%
Personal Care		\$115 1.2%	\$112 1.2%	\$104 1.3%
Shelter		\$1,405 14.9%	\$1,391 15.2%	\$1,292 15.9%
Tax and Retirement		\$2,598 27.6%	\$2,500 27.3%	\$2,066 27.3%
Tobacco and Related		\$39 0.4%	\$39 0.4%	\$40 0.5%
Transportation		\$1,435 15.3%	\$1,386 15.1%	\$1,221 15.0%
Utilities		\$408 4.3%	\$400 4.4%	\$378 4.6%

Complete Profile

2010-2020 Census, 2025 Estimates with 2030 Projections
Calculated using Weighted Block Centroid from Block Groups



Lat/Lon: 43.1851/-76.2295

Marketfair North							
Clay, NY 13041							
	3 mi radius		5 mi radius		10 mi radius		
Race and Ethnicity							
Total Population (2025)	25,283		69,133		242,455		
White (2025)	21,771	86.1%	59,052	85.4%	195,318	80.6%	
Black or African American (2025)	1,301	5.1%	3,973	5.7%	20,851	8.6%	
American Indian or Alaska Native (2025)	52	0.2%	154	0.2%	988	0.4%	
Asian (2025)	781	3.1%	2,254	3.3%	10,357	4.3%	
Hawaiian or Pacific Islander (2025)	4	-	16	-	56	-	
Other Race (2025)	262	1.0%	693	1.0%	3,011	1.2%	
Two or More Races (2025)	1,113	4.4%	2,991	4.3%	11,875	4.9%	
Population < 18 (2025)	5,286	20.9%	14,581	21.1%	51,193	21.1%	
White Not Hispanic	4,024	76.1%	10,891	74.7%	33,294	65.0%	
Black or African American	345	6.5%	1,139	7.8%	7,122	13.9%	
Asian	185	3.5%	619	4.2%	3,312	6.5%	
Other Race Not Hispanic	393	7.4%	1,062	7.3%	3,996	7.8%	
Hispanic	339	6.4%	870	6.0%	3,469	6.8%	
Not Hispanic or Latino Population (2025)	24,310	96.2%	66,472	96.2%	231,257	95.4%	
Not Hispanic White	21,441	88.2%	58,122	87.4%	191,842	83.0%	
Not Hispanic Black or African American	1,231	5.1%	3,756	5.7%	19,798	8.6%	
Not Hispanic American Indian or Alaska Native	42	0.2%	128	0.2%	832	0.4%	
Not Hispanic Asian	764	3.1%	2,231	3.4%	10,279	4.4%	
Not Hispanic Hawaiian or Pacific Islander	3	-	11	-	43	-	
Not Hispanic Other Race	45	0.2%	122	0.2%	464	0.2%	
Not Hispanic Two or More Races	784	3.2%	2,101	3.2%	8,000	3.5%	
Hispanic or Latino Population (2025)	973	3.8%	2,661	3.8%	11,198	4.6%	
Hispanic White	329	33.9%	930	35.0%	3,476	31.0%	
Hispanic Black or African American	70	7.1%	217	8.1%	1,053	9.4%	
Hispanic American Indian or Alaska Native	10	1.0%	26	1.0%	156	1.4%	
Hispanic Asian	16	1.7%	23	0.9%	78	0.7%	
Hispanic Hawaiian or Pacific Islander	1	0.1%	5	0.2%	13	0.1%	
Hispanic Other Race	217	22.3%	570	21.4%	2,547	22.7%	
Hispanic Two or More Races	329	33.8%	890	33.5%	3,875	34.6%	
Not Hispanic or Latino Population (2020)	25,343	96.5%	69,033	96.4%	235,570	95.5%	
Hispanic or Latino Population (2020)	931	3.5%	2,571	3.6%	11,164	4.5%	
Not Hispanic or Latino Population (2010)	23,496	97.8%	66,616	97.7%	234,385	96.9%	
Hispanic or Latino Population (2010)	528	2.2%	1,543	2.3%	7,432	3.1%	
Not Hispanic or Latino Population (2030)	23,452	95.5%	64,289	95.5%	223,823	94.9%	
Hispanic or Latino Population (2030)	1,108	4.5%	3,009	4.5%	12,045	5.1%	
Projected Annual Growth (2025-2030)	136	2.8%	348	2.6%	847	1.5%	
Historical Annual Growth (2010-2020)	403	7.6%	1,029	6.7%	3,732	5.0%	

Complete Profile

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Calculated using Weighted Block Centroid from Block Groups



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Marketfair North		3 mi radius		5 mi radius		10 mi radius	
Clay, NY 13041							
Total Age Distribution (2025)							
Total Population	25,283		69,133		242,455		
Age Under 5 Years	1,313	5.2%	3,527	5.1%	12,997	5.4%	
Age 5 to 9 Years	1,459	5.8%	4,172	6.0%	14,724	6.1%	
Age 10 to 14 Years	1,506	6.0%	4,302	6.2%	14,755	6.1%	
Age 15 to 19 Years	1,485	5.9%	3,896	5.6%	13,455	5.5%	
Age 20 to 24 Years	1,130	4.5%	3,341	4.8%	12,130	5.0%	
Age 25 to 29 Years	1,316	5.2%	3,977	5.8%	15,627	6.4%	
Age 30 to 34 Years	1,629	6.4%	4,515	6.5%	16,915	7.0%	
Age 35 to 39 Years	1,906	7.5%	5,027	7.3%	17,295	7.1%	
Age 40 to 44 Years	1,732	6.8%	4,720	6.8%	15,814	6.5%	
Age 45 to 49 Years	1,533	6.1%	4,139	6.0%	13,916	5.7%	
Age 50 to 54 Years	1,614	6.4%	4,213	6.1%	14,225	5.9%	
Age 55 to 59 Years	1,757	6.9%	4,667	6.8%	15,776	6.5%	
Age 60 to 64 Years	1,876	7.4%	5,008	7.2%	16,848	6.9%	
Age 65 to 69 Years	1,772	7.0%	4,605	6.7%	15,256	6.3%	
Age 70 to 74 Years	1,472	5.8%	3,874	5.6%	12,870	5.3%	
Age 75 to 79 Years	958	3.8%	2,600	3.8%	9,303	3.8%	
Age 80 to 84 Years	528	2.1%	1,508	2.2%	5,646	2.3%	
Age 85 Years or Over	298	1.2%	1,040	1.5%	4,903	2.0%	
Median Age	41.8		41.6		40.9		
Age 19 Years or Less	5,763	22.8%	15,898	23.0%	55,931	23.1%	
Age 20 to 64 Years	14,492	57.3%	39,607	57.3%	138,546	57.1%	
Age 65 Years or Over	5,028	19.9%	13,628	19.7%	47,978	19.8%	
Female Age Distribution (2025)							
Female Population	12,925	51.1%	35,365	51.2%	123,324	50.9%	
Age Under 5 Years	640	5.0%	1,714	4.8%	6,360	5.2%	
Age 5 to 9 Years	708	5.5%	2,016	5.7%	7,221	5.9%	
Age 10 to 14 Years	717	5.5%	2,095	5.9%	7,139	5.8%	
Age 15 to 19 Years	715	5.5%	1,882	5.3%	6,574	5.3%	
Age 20 to 24 Years	536	4.1%	1,647	4.7%	5,955	4.8%	
Age 25 to 29 Years	644	5.0%	1,983	5.6%	7,852	6.4%	
Age 30 to 34 Years	847	6.6%	2,316	6.5%	8,515	6.9%	
Age 35 to 39 Years	943	7.3%	2,574	7.3%	8,641	7.0%	
Age 40 to 44 Years	897	6.9%	2,396	6.8%	8,039	6.5%	
Age 45 to 49 Years	788	6.1%	2,131	6.0%	7,143	5.8%	
Age 50 to 54 Years	845	6.5%	2,216	6.3%	7,293	5.9%	
Age 55 to 59 Years	914	7.1%	2,433	6.9%	8,097	6.6%	
Age 60 to 64 Years	978	7.6%	2,662	7.5%	8,735	7.1%	
Age 65 to 69 Years	924	7.1%	2,435	6.9%	8,040	6.5%	
Age 70 to 74 Years	795	6.1%	2,094	5.9%	6,930	5.6%	
Age 75 to 79 Years	541	4.2%	1,432	4.0%	5,132	4.2%	
Age 80 to 84 Years	305	2.4%	828	2.3%	3,171	2.6%	
Age 85 Years or Over	186	1.4%	511	1.4%	2,487	2.0%	
Female Median Age	43.2		42.6		41.9		
Age 19 Years or Less	2,781	21.5%	7,706	21.8%	27,294	22.1%	
Age 20 to 64 Years	7,393	57.2%	20,358	57.6%	70,269	57.0%	
Age 65 Years or Over	2,751	21.3%	7,301	20.6%	25,761	20.9%	

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Marketfair North		3 mi radius		5 mi radius		10 mi radius	
Clay, NY 13041							
Male Age Distribution (2025)							
Male Population	12,358	48.9%	33,768	48.8%	119,131	49.1%	
Age Under 5 Years	673	5.4%	1,813	5.4%	6,637	5.6%	
Age 5 to 9 Years	751	6.1%	2,157	6.4%	7,503	6.3%	
Age 10 to 14 Years	789	6.4%	2,207	6.5%	7,616	6.4%	
Age 15 to 19 Years	769	6.2%	2,015	6.0%	6,881	5.8%	
Age 20 to 24 Years	594	4.8%	1,694	5.0%	6,175	5.2%	
Age 25 to 29 Years	672	5.4%	1,994	5.9%	7,775	6.5%	
Age 30 to 34 Years	781	6.3%	2,200	6.5%	8,401	7.1%	
Age 35 to 39 Years	963	7.8%	2,453	7.3%	8,654	7.3%	
Age 40 to 44 Years	835	6.8%	2,324	6.9%	7,775	6.5%	
Age 45 to 49 Years	745	6.0%	2,008	5.9%	6,773	5.7%	
Age 50 to 54 Years	768	6.2%	1,997	5.9%	6,932	5.8%	
Age 55 to 59 Years	843	6.8%	2,234	6.6%	7,679	6.4%	
Age 60 to 64 Years	899	7.3%	2,346	6.9%	8,114	6.8%	
Age 65 to 69 Years	848	6.9%	2,170	6.4%	7,215	6.1%	
Age 70 to 74 Years	677	5.5%	1,779	5.3%	5,940	5.0%	
Age 75 to 79 Years	416	3.4%	1,168	3.5%	4,171	3.5%	
Age 80 to 84 Years	223	1.8%	680	2.0%	2,474	2.1%	
Age 85 Years or Over	112	0.9%	529	1.6%	2,415	2.0%	
Male Median Age	40.4		40.5		39.8		
Age 19 Years or Less	2,982	24.1%	8,192	24.3%	28,637	24.0%	
Age 20 to 64 Years	7,099	57.4%	19,249	57.0%	68,277	57.3%	
Age 65 Years or Over	2,276	18.4%	6,327	18.7%	22,217	18.6%	
Males per 100 Females (2025)							
Overall Comparison	96		95		97		
Age Under 5 Years	105	51.2%	106	51.4%	104	51.1%	
Age 5 to 9 Years	106	51.5%	107	51.7%	104	51.0%	
Age 10 to 14 Years	110	52.4%	105	51.3%	107	51.6%	
Age 15 to 19 Years	108	51.8%	107	51.7%	105	51.1%	
Age 20 to 24 Years	111	52.6%	103	50.7%	104	50.9%	
Age 25 to 29 Years	104	51.0%	101	50.1%	99	49.8%	
Age 30 to 34 Years	92	48.0%	95	48.7%	99	49.7%	
Age 35 to 39 Years	102	50.5%	95	48.8%	100	50.0%	
Age 40 to 44 Years	93	48.2%	97	49.2%	97	49.2%	
Age 45 to 49 Years	95	48.6%	94	48.5%	95	48.7%	
Age 50 to 54 Years	91	47.6%	90	47.4%	95	48.7%	
Age 55 to 59 Years	92	48.0%	92	47.9%	95	48.7%	
Age 60 to 64 Years	92	47.9%	88	46.8%	93	48.2%	
Age 65 to 69 Years	92	47.8%	89	47.1%	90	47.3%	
Age 70 to 74 Years	85	46.0%	85	45.9%	86	46.2%	
Age 75 to 79 Years	77	43.5%	82	44.9%	81	44.8%	
Age 80 to 84 Years	73	42.3%	82	45.1%	78	43.8%	
Age 85 Years or Over	60	37.6%	103	50.8%	97	49.3%	
Age 19 Years or Less	107	51.8%	106	51.5%	105	51.2%	
Age 20 to 39 Years	101	50.3%	98	49.5%	100	50.0%	
Age 40 to 64 Years	92	48.0%	92	48.0%	95	48.7%	
Age 65 Years or Over	83	45.3%	87	46.4%	86	46.3%	

Complete Profile

2010-2020 Census, 2025 Estimates with 2030 Projections
Calculated using Weighted Block Centroid from Block Groups



Lat/Lon: 43.1851/-76.2295

Marketfair North							
Clay, NY 13041		3 mi radius		5 mi radius		10 mi radius	
Household Type (2025)							
Total Households	10,377		28,880		104,907		
Households with Children	2,900	27.9%	7,984	27.6%	27,352	26.1%	
Average Household Size	2.4		2.4		2.3		
Household Density per Square Mile	367		368		334		
Population Family	20,435	80.8%	54,325	78.6%	181,266	74.8%	
Population Non-Family	4,827	19.1%	14,498	21.0%	59,213	24.4%	
Population Group Quarters	21	-	310	0.4%	1,977	0.8%	
Family Households	6,796	65.5%	18,201	63.0%	60,840	58.0%	
Married Couple Households	5,395	79.4%	13,985	76.8%	42,217	69.4%	
Other Family Households with Children	1,401	20.6%	4,216	23.2%	18,623	30.6%	
Family Households with Children	2,894	42.6%	7,970	43.8%	27,305	44.9%	
Married Couple with Children	2,220	76.7%	5,731	71.9%	16,963	62.1%	
Other Family Households with Children	675	23.3%	2,239	28.1%	10,342	37.9%	
Family Households No Children	3,902	57.4%	10,231	56.2%	33,535	55.1%	
Married Couple No Children	3,175	81.4%	8,254	80.7%	25,254	75.3%	
Other Family Households No Children	726	18.6%	1,977	19.3%	8,281	24.7%	
Non-Family Households	3,581	34.5%	10,679	37.0%	44,067	42.0%	
Non-Family Households with Children	5	0.1%	14	0.1%	47	0.1%	
Non-Family Households No Children	3,576	99.9%	10,665	99.9%	44,020	99.9%	
Average Family Household Size	3.0		3.0		3.0		
Average Family Income	\$147,166		\$141,967		\$124,206		
Median Family Income	\$129,613		\$122,422		\$103,566		
Average Non-Family Household Size	1.3		1.4		1.3		
Marital Status (2025)							
Population Age 15 Years or Over	21,005		57,131		199,979		
Never Married	6,263	29.8%	17,936	31.4%	68,948	34.5%	
Currently Married	10,718	51.0%	28,755	50.3%	89,949	45.0%	
Previously Married	4,024	19.2%	10,440	18.3%	41,082	20.5%	
Separated	575	14.3%	1,334	12.8%	6,007	14.6%	
Widowed	1,207	30.0%	3,195	30.6%	11,822	28.8%	
Divorced	2,241	55.7%	5,911	56.6%	23,253	56.6%	
Educational Attainment (2025)							
Adult Population Age 25 Years or Over	18,390		49,893		174,395		
Elementary (Grade Level 0 to 8)	311	1.7%	863	1.7%	4,949	2.8%	
Some High School (Grade Level 9 to 11)	619	3.4%	1,887	3.8%	8,563	4.9%	
High School Graduate	4,053	22.0%	11,014	22.1%	46,835	26.9%	
Some College	2,865	15.6%	7,776	15.6%	29,036	16.6%	
Associate Degree Only	2,561	13.9%	7,295	14.6%	24,460	14.0%	
Bachelor Degree Only	4,492	24.4%	12,002	24.1%	36,179	20.7%	
Graduate Degree	3,489	19.0%	9,057	18.2%	24,374	14.0%	
Any College (Some College or Higher)	13,407	72.9%	36,130	72.4%	114,048	65.4%	
College Degree + (Bachelor Degree or Higher)	7,981	43.4%	21,059	42.2%	60,552	34.7%	

Complete Profile

2010-2020 Census, 2025 Estimates with 2030 Projections
Calculated using Weighted Block Centroid from Block Groups



Lat/Lon: 43.1851/-76.2295

Marketfair North							
Clay, NY 13041		3 mi radius		5 mi radius		10 mi radius	
Housing							
Total Housing Units (2025)		10,967		30,644		112,573	
Total Housing Units (2020)		10,819		30,568		112,090	
Historical Annual Growth (2020-2025)		148 -		76 -		483 -	
Housing Units Occupied (2025)		10,377 94.6%		28,880 94.2%		104,907 93.2%	
Housing Units Owner-Occupied		8,111 78.2%		20,630 71.4%		66,996 63.9%	
Housing Units Renter-Occupied		2,266 21.8%		8,250 28.6%		37,911 36.1%	
Housing Units Vacant (2025)		590 5.4%		1,765 5.8%		7,666 6.8%	
Household Size (2025)							
Total Households		10,377		28,880		104,907	
1 Person Households		2,810 27.1%		8,403 29.1%		35,324 33.7%	
2 Person Households		3,688 35.5%		10,210 35.4%		36,005 34.3%	
3 Person Households		1,692 16.3%		4,466 15.5%		14,773 14.1%	
4 Person Households		1,437 13.8%		3,713 12.9%		11,292 10.8%	
5 Person Households		495 4.8%		1,414 4.9%		4,667 4.4%	
6 Person Households		184 1.8%		459 1.6%		1,753 1.7%	
7 or More Person Households		71 0.7%		215 0.7%		1,092 1.0%	
Household Income Distribution (2025)							
HH Income \$200,000 or More		1,327 12.8%		3,544 12.3%		9,117 8.7%	
HH Income \$150,000 to \$199,999		1,502 14.5%		3,769 13.1%		10,493 10.0%	
HH Income \$125,000 to \$149,999		1,170 11.3%		2,657 9.2%		8,156 7.8%	
HH Income \$100,000 to \$124,999		1,099 10.6%		3,701 12.8%		11,950 11.4%	
HH Income \$75,000 to \$99,999		1,480 14.3%		4,081 14.1%		14,627 13.9%	
HH Income \$50,000 to \$74,999		1,721 16.6%		4,574 15.8%		17,255 16.4%	
HH Income \$35,000 to \$49,999		813 7.8%		2,271 7.9%		11,166 10.6%	
HH Income \$25,000 to \$34,999		400 3.9%		1,393 4.8%		6,908 6.6%	
HH Income \$15,000 to \$24,999		424 4.1%		1,343 4.7%		6,598 6.3%	
HH Income \$10,000 to \$14,999		103 1.0%		408 1.4%		3,030 2.9%	
HH Income Under \$10,000		337 3.3%		1,137 3.9%		5,607 5.3%	
Household Vehicles (2025)							
Households 0 Vehicles Available		638 6.1%		1,877 6.5%		11,401 10.9%	
Households 1 Vehicle Available		3,648 35.2%		10,989 38.1%		42,195 40.2%	
Households 2 Vehicles Available		4,460 43.0%		11,669 40.4%		37,885 36.1%	
Households 3 or More Vehicles Available		1,631 15.7%		4,344 15.0%		13,427 12.8%	
Total Vehicles Available		18,031		48,835		163,029	
Average Vehicles per Household		1.7		1.7		1.6	
Owner-Occupied Household Vehicles		15,424 85.5%		39,431 80.7%		123,850 76.0%	
Average Vehicles per Owner-Occupied Household		1.9		1.9		1.8	
Renter-Occupied Household Vehicles		2,607 14.5%		9,404 19.3%		39,179 24.0%	
Average Vehicles per Renter-Occupied Household		1.2		1.1		1.0	
Travel Time (2025)							
Worker Base Age 16 years or Over		13,496		36,557		123,125	
Travel to Work in 14 Minutes or Less		2,732 20.2%		7,800 21.3%		33,469 27.2%	
Travel to Work in 15 to 29 Minutes		6,436 47.7%		17,849 48.8%		56,826 46.2%	
Travel to Work in 30 to 59 Minutes		1,906 14.1%		4,813 13.2%		14,831 12.0%	
Travel to Work in 60 Minutes or More		618 4.6%		1,446 4.0%		4,750 3.9%	
Work at Home		1,804 13.4%		4,649 12.7%		13,248 10.8%	
Average Minutes Travel to Work		21.4		20.5		18.8	

Complete Profile

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Lat/Lon: 43.1851/-76.2295

Marketfair North							
Clay, NY 13041							
	3 mi radius		5 mi radius		10 mi radius		
Transportation To Work (2025)							
Worker Base Age 16 years or Over	13,496		36,557		123,125		
Drive to Work Alone	10,431	77.3%	28,150	77.0%	94,327	76.6%	
Drive to Work in Carpool	958	7.1%	2,825	7.7%	10,058	8.2%	
Travel to Work by Public Transportation	154	1.1%	404	1.1%	2,191	1.8%	
Drive to Work on Motorcycle	8	-	13	-	99	-	
Bicycle to Work	5	-	69	0.2%	202	0.2%	
Walk to Work	66	0.5%	275	0.8%	2,079	1.7%	
Other Means	71	0.5%	172	0.5%	920	0.7%	
Work at Home	1,804	13.4%	4,649	12.7%	13,248	10.8%	
Daytime Demographics (2025)							
Total Businesses	499		1,419		8,225		
Total Employees	5,086		16,637		104,860		
Company Headquarter Businesses	11	2.2%	56	4.0%	362	4.4%	
Company Headquarter Employees	637	12.5%	1,985	11.9%	15,922	15.2%	
Employee Population per Business	10.2	to 1	11.7	to 1	12.7	to 1	
Residential Population per Business	50.6	to 1	48.7	to 1	29.5	to 1	
Adj. Daytime Demographics Age 16 Years or Over	12,186		36,214		178,377		
Labor Force							
Labor Population Age 16 Years or Over (2025)	20,680		56,297		197,133		
Labor Force Total Males (2025)	9,986	48.3%	27,175	48.3%	95,994	48.7%	
Male Civilian Employed	6,857	68.7%	18,823	69.3%	63,031	65.7%	
Male Civilian Unemployed	159	1.6%	468	1.7%	2,422	2.5%	
Males in Armed Forces	77	0.8%	153	0.6%	438	0.5%	
Males Not in Labor Force	2,893	29.0%	7,731	28.4%	30,103	31.4%	
Labor Force Total Females (2025)	10,694	51.7%	29,122	51.7%	101,138	51.3%	
Female Civilian Employed	6,639	62.1%	17,735	60.9%	60,098	59.4%	
Female Civilian Unemployed	127	1.2%	628	2.2%	2,026	2.0%	
Females in Armed Forces	7	-	9	-	48	-	
Females Not in Labor Force	3,921	36.7%	10,750	36.9%	38,967	38.5%	
Unemployment Rate	286	1.4%	1,096	1.9%	4,448	2.3%	
Occupation (2025)							
Occupation Population Age 16 Years or Over	13,496		36,557		123,125		
Occupation Total Males	6,857	50.8%	18,822	51.5%	63,027	51.2%	
Occupation Total Females	6,639	49.2%	17,735	48.5%	60,098	48.8%	
Management, Business, Financial Operations	2,642	19.6%	6,581	18.0%	19,658	16.0%	
Professional, Related	4,361	32.3%	12,191	33.3%	37,396	30.4%	
Service	1,810	13.4%	5,262	14.4%	20,532	16.7%	
Sales, Office	2,667	19.8%	6,772	18.5%	23,054	18.7%	
Farming, Fishing, Forestry	4	-	19	-	61	-	
Construction, Extraction, Maintenance	757	5.6%	2,025	5.5%	7,165	5.8%	
Production, Transport, Material Moving	1,255	9.3%	3,708	10.1%	15,259	12.4%	
White Collar Workers	9,671	71.7%	25,543	69.9%	80,108	65.1%	
Blue Collar Workers	3,825	28.3%	11,014	30.1%	43,017	34.9%	

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Lat/Lon: 43.1851/-76.2295

Marketfair North		3 mi radius		5 mi radius		10 mi radius	
Clay, NY 13041							
Units In Structure (2025)							
Total Units	10,377		28,880		104,907		
1 Detached Unit	7,254	69.9%	19,323	66.9%	64,731	61.7%	
1 Attached Unit	890	8.6%	1,900	6.6%	4,906	4.7%	
2 Units	201	1.9%	783	2.7%	6,570	6.3%	
3 to 4 Units	246	2.4%	1,154	4.0%	5,793	5.5%	
5 to 9 Units	288	2.8%	1,429	4.9%	5,840	5.6%	
10 to 19 Units	387	3.7%	1,554	5.4%	5,477	5.2%	
20 to 49 Units	547	5.3%	1,229	4.3%	4,690	4.5%	
50 or More Units	340	3.3%	1,155	4.0%	5,378	5.1%	
Mobile Home or Trailer	224	2.2%	352	1.2%	1,504	1.4%	
Other Structure	-	-	-	-	19	-	
Homes Built By Year (2025)							
Homes Built 2020 or later	90	0.8%	234	0.8%	805	0.7%	
Homes Built 2010 to 2019	1,105	10.1%	2,118	6.9%	5,441	4.8%	
Homes Built 2000 to 2009	1,041	9.5%	2,904	9.5%	7,763	6.9%	
Homes Built 1990 to 1999	1,057	9.6%	3,406	11.1%	9,258	8.2%	
Homes Built 1980 to 1989	2,370	21.6%	5,328	17.4%	12,852	11.4%	
Homes Built 1970 to 1979	1,914	17.5%	5,349	17.5%	13,929	12.4%	
Homes Built 1960 to 1969	1,046	9.5%	3,529	11.5%	11,959	10.6%	
Homes Built 1950 to 1959	891	8.1%	2,803	9.1%	17,621	15.7%	
Homes Built 1940 to 1949	176	1.6%	722	2.4%	5,403	4.8%	
Homes Built Before 1939	687	6.3%	2,486	8.1%	19,876	17.7%	
Median Age of Homes	43.9	yrs	46.8	yrs	56.0	yrs	
Home Values (2025)							
Owner Specified Housing Units	8,111		20,630		66,996		
Home Values \$1,000,000 or More	77	0.9%	183	0.9%	643	1.0%	
Home Values \$750,000 to \$999,999	60	0.7%	189	0.9%	570	0.9%	
Home Values \$500,000 to \$749,999	344	4.2%	886	4.3%	2,116	3.2%	
Home Values \$400,000 to \$499,999	493	6.1%	1,373	6.7%	3,300	4.9%	
Home Values \$300,000 to \$399,999	1,123	13.8%	2,935	14.2%	7,512	11.2%	
Home Values \$250,000 to \$299,999	948	11.7%	2,199	10.7%	6,470	9.7%	
Home Values \$200,000 to \$249,999	1,459	18.0%	3,966	19.2%	10,641	15.9%	
Home Values \$175,000 to \$199,999	922	11.4%	2,235	10.8%	6,061	9.0%	
Home Values \$150,000 to \$174,999	973	12.0%	2,553	12.4%	9,368	14.0%	
Home Values \$125,000 to \$149,999	591	7.3%	1,361	6.6%	6,210	9.3%	
Home Values \$100,000 to \$124,999	488	6.0%	1,160	5.6%	6,115	9.1%	
Home Values \$90,000 to \$99,999	100	1.2%	228	1.1%	1,543	2.3%	
Home Values \$80,000 to \$89,999	72	0.9%	222	1.1%	1,568	2.3%	
Home Values \$70,000 to \$79,999	33	0.4%	93	0.5%	679	1.0%	
Home Values \$60,000 to \$69,999	34	0.4%	119	0.6%	758	1.1%	
Home Values \$50,000 to \$59,999	65	0.8%	153	0.7%	645	1.0%	
Home Values \$35,000 to \$49,999	41	0.5%	67	0.3%	394	0.6%	
Home Values \$25,000 to \$34,999	25	0.3%	76	0.4%	300	0.4%	
Home Values \$10,000 to \$24,999	113	1.4%	354	1.7%	1,225	1.8%	
Home Values Under \$10,000	150	1.8%	279	1.3%	876	1.3%	
Owner-Occupied Median Home Value	\$225,108		\$229,090		\$199,882		
Renter-Occupied Median Rent	\$1,241		\$1,103		\$995		