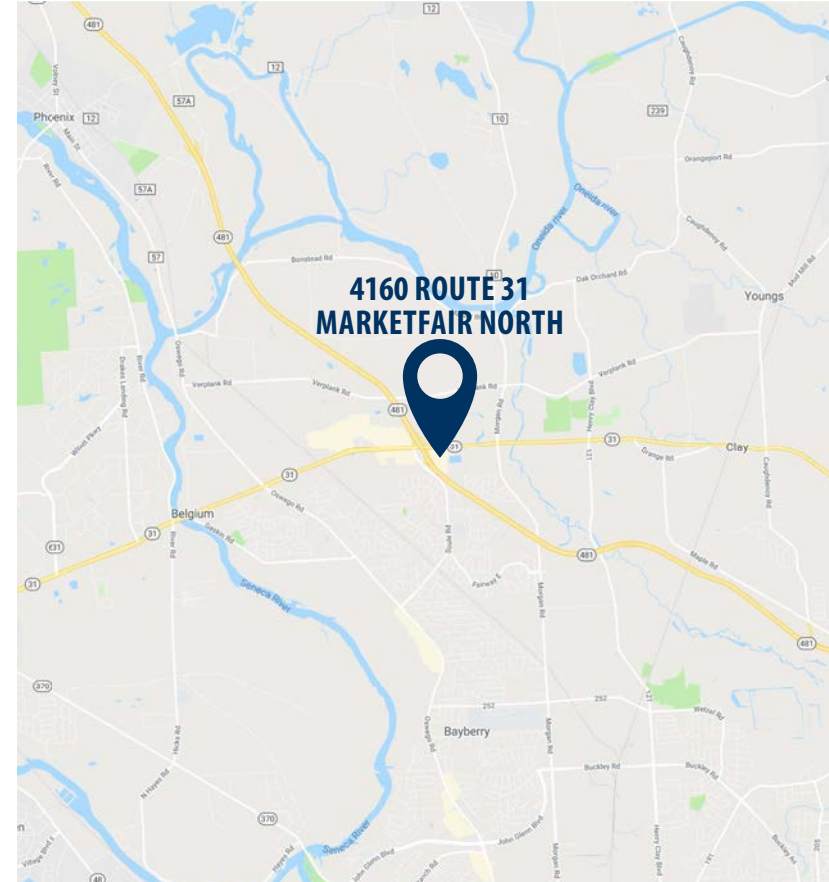


# MARKETFAIR NORTH

4160 Route-31, Clay, NY 13041



## PROPERTY HIGHLIGHTS

- **LAST SPACE AVAILABLE: 3,183 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.**
- **Close to Great Northern Mall**

### POPULATION

3 Mi	26,656
5 Mi	75,326
10Mi	252,224

### CARS PER DAY

Highway 31: 21,100
Highway 481: 29,250

### AV. HH INCOME

3 Mi	\$106,549
5 Mi	\$98,417
10Mi	\$80,324

### EMPLOYEES

3 Mi	6,863
5 Mi	17,291
10Mi	116,566

Join these retailers:



last updated: 09/02/21 P. 1



SHARY THUR



202-359-3469



sthur@thurassociates.com

# MARKETFAIR NORTH

4160 Route-31, Clay, NY 13041



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last updated: 09/02/21 P.2



SHARY THUR



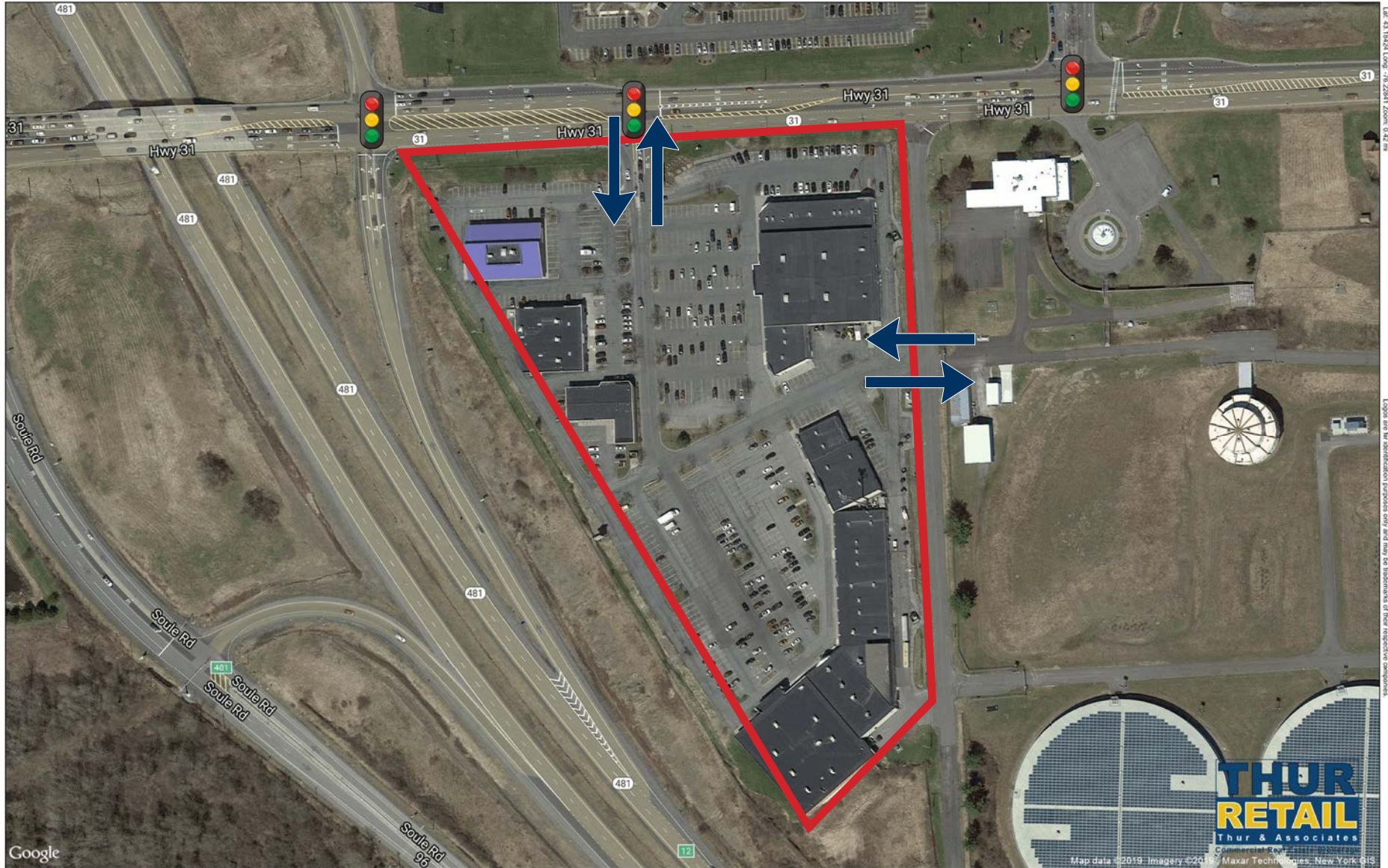
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sthur@thurassociates.com

# MARKETFAIR NORTH

4160 Route-31, Clay, NY 13041



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SHARY THUR



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# MARKETFAIR NORTH

4160 Route-31, Clay, NY 13041



## MARKETFAIR NORTH

- 100 A & B: Dr. Anthony Mondo, Optometrist
- 100 C: VIP Nails
- 100 D: Framing Store
- 110: Cabinets Styles
- 120: Cabinets Styles
- 130: Gino & Joe's Pizza



Available



last updated: 09/02/21 P. 4



SHARY THUR



202-359-3469



sthur@thurassociates.com

# MARKETFAIR NORTH

4160 Route-31, Clay, NY 13041



Suite	Tenant	Category	SF
100 A&B	Dr Anthony Mondo	Optometrist	2,020
100 C	VIP Nails	Nails Salon	1,010
100D	Artistic Framing	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	JoAnn Fabrics and Crafts	Arts & Crafts	26,878
300a	Earthwise Pet	Pet Store	2,106
300b	Microgame Play & Trade	Video Games	2,141
400	Revolve Dance Academy	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	Edible Arrangements	Specialty Fruit Arrangement	2,034
615	F Oliver	Oil Store	1,166
620 A	Dynamic Health & Fitness	Fitness	3,183
620 B	Available	former Fitness	3,183
700	American Freight Furniture - Mattress	Furniture store	21,775
800	Staples	Office Supply	25,423
901	Music and Arts	Music Store / Lessons	2,771
902	Fit Body Boot Camp	Fitness	2,838
903	Corrigan's Salon & Spa	Hair Salon	2,631
904	Remax Realty Plus	Real Estate	2,583
1000	Firestone	Tire Shop	6,593
1100	Larger Than Life	Toy Store	8,775
		TOTAL GLA	136,965



# MARKETFAIR NORTH

4160 Route-31, Clay, NY 13041



# MARKETFAIR NORTH

4160 Route-31, Clay, NY 13041



## LEASING CONTACT

**SHARY THUR**

Cell: 202-359-3469

Direct 202-823-4445

[sthur@thurassociates.com](mailto:sthur@thurassociates.com)

## OFFICE LOCATIONS

### WASHINGTON DC

1054 31st St NW, Suite 115

Washington, DC 20007

202-823-4444

### BOCA RATON

327 Mizner Park, Suite 301

Boca Raton, FL 33432

561-395-2441



# Complete Profile

2000-2010 Census, 2021 Estimates with 2026 Projections  
 Calculated using Weighted Block Centroid from Block Groups



Lat/Lon: 43.1853/-76.2264

Marketfair North 4160 NY-31, Clay, NY 13041	3 mi radius		5 mi radius		10 mi radius	
<b>Population</b>						
Estimated Population (2021)	26,656		75,326		252,224	
Projected Population (2026)	27,435		76,637		251,286	
Census Population (2010)	23,467		69,742		243,875	
Census Population (2000)	23,585		67,630		235,738	
Projected Annual Growth (2021-2026)	779	0.6%	1,311	0.3%	-938	-
Historical Annual Growth (2010-2021)	3,189	1.2%	5,584	0.7%	8,349	0.3%
Historical Annual Growth (2000-2010)	-118	-	2,112	0.3%	8,137	0.3%
Estimated Population Density (2021)	943 psm		959 psm		803 psm	
Trade Area Size	28.3 sq mi		78.5 sq mi		314.0 sq mi	
<b>Households</b>						
Estimated Households (2021)	10,511		30,525		107,966	
Projected Households (2026)	11,246		32,224		111,665	
Census Households (2010)	8,973		27,482		101,300	
Census Households (2000)	8,470		25,225		95,808	
Projected Annual Growth (2021-2026)	736	1.4%	1,699	1.1%	3,699	0.7%
Historical Annual Change (2000-2021)	2,041	1.1%	5,300	1.0%	12,158	0.6%
<b>Average Household Income</b>						
Estimated Average Household Income (2021)	\$106,549		\$98,417		\$80,324	
Projected Average Household Income (2026)	\$122,701		\$109,995		\$91,613	
Census Average Household Income (2010)	\$78,472		\$77,290		\$61,528	
Census Average Household Income (2000)	\$62,925		\$61,773		\$50,791	
Projected Annual Change (2021-2026)	\$16,152	3.0%	\$11,578	2.4%	\$11,289	2.8%
Historical Annual Change (2000-2021)	\$43,623	3.3%	\$36,644	2.8%	\$29,532	2.8%
<b>Median Household Income</b>						
Estimated Median Household Income (2021)	\$85,302		\$83,111		\$68,019	
Projected Median Household Income (2026)	\$97,682		\$95,944		\$78,794	
Census Median Household Income (2010)	\$73,186		\$68,505		\$53,250	
Census Median Household Income (2000)	\$56,961		\$54,346		\$43,283	
Projected Annual Change (2021-2026)	\$12,380	2.9%	\$12,833	3.1%	\$10,774	3.2%
Historical Annual Change (2000-2021)	\$28,341	2.4%	\$28,765	2.5%	\$24,736	2.7%
<b>Per Capita Income</b>						
Estimated Per Capita Income (2021)	\$42,015		\$39,898		\$34,432	
Projected Per Capita Income (2026)	\$50,300		\$46,265		\$40,760	
Census Per Capita Income (2010)	\$30,004		\$30,456		\$25,557	
Census Per Capita Income (2000)	\$22,617		\$23,010		\$20,579	
Projected Annual Change (2021-2026)	\$8,286	3.9%	\$6,367	3.2%	\$6,328	3.7%
Historical Annual Change (2000-2021)	\$19,397	4.1%	\$16,889	3.5%	\$13,853	3.2%
Estimated Average Household Net Worth (2021)	\$949,025		\$946,022		\$697,962	

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# Complete Profile

2000-2010 Census, 2021 Estimates with 2026 Projections  
 Calculated using Weighted Block Centroid from Block Groups



Lat/Lon: 43.1853/-76.2264

Marketfair North 4160 NY-31, Clay, NY 13041	3 mi radius		5 mi radius		10 mi radius	
<b>Race and Ethnicity</b>						
Total Population (2021)	26,656		75,326		252,224	
White (2021)	23,809	89.3%	66,274	88.0%	212,512	84.3%
Black or African American (2021)	1,212	4.5%	3,879	5.1%	17,878	7.1%
American Indian or Alaska Native (2021)	106	0.4%	317	0.4%	1,637	0.6%
Asian (2021)	705	2.6%	2,337	3.1%	9,381	3.7%
Hawaiian or Pacific Islander (2021)	8	-	24	-	87	-
Other Race (2021)	149	0.6%	476	0.6%	2,471	1.0%
Two or More Races (2021)	667	2.5%	2,019	2.7%	8,259	3.3%
Population < 18 (2021)	5,679	21.3%	16,151	21.4%	52,117	20.7%
White Not Hispanic	4,564	80.4%	12,674	78.5%	36,894	70.8%
Black or African American	328	5.8%	1,118	6.9%	5,426	10.4%
Asian	175	3.1%	571	3.5%	2,476	4.8%
Other Race Not Hispanic	337	5.9%	994	6.2%	4,000	7.7%
Hispanic	275	4.8%	795	4.9%	3,321	6.4%
Not Hispanic or Latino Population (2021)	25,798	96.8%	72,917	96.8%	241,784	95.9%
Not Hispanic White	23,292	90.3%	64,906	89.0%	207,249	85.7%
Not Hispanic Black or African American	1,108	4.3%	3,639	5.0%	16,697	6.9%
Not Hispanic American Indian or Alaska Native	88	0.3%	275	0.4%	1,455	0.6%
Not Hispanic Asian	700	2.7%	2,305	3.2%	9,271	3.8%
Not Hispanic Hawaiian or Pacific Islander	7	-	23	-	64	-
Not Hispanic Other Race	16	-	53	-	182	-
Not Hispanic Two or More Races	587	2.3%	1,716	2.4%	6,867	2.8%
Hispanic or Latino Population (2021)	858	3.2%	2,409	3.2%	10,440	4.1%
Hispanic White	517	60.2%	1,367	56.8%	5,263	50.4%
Hispanic Black or African American	104	12.1%	240	10.0%	1,181	11.3%
Hispanic American Indian or Alaska Native	18	2.1%	42	1.7%	182	1.7%
Hispanic Asian	5	0.6%	32	1.3%	110	1.1%
Hispanic Hawaiian or Pacific Islander	1	0.1%	2	-	23	0.2%
Hispanic Other Race	133	15.5%	423	17.6%	2,289	21.9%
Hispanic Two or More Races	81	9.4%	303	12.6%	1,391	13.3%
Not Hispanic or Latino Population (2010)	22,949	97.8%	68,170	97.7%	236,313	96.9%
Hispanic or Latino Population (2010)	518	2.2%	1,572	2.3%	7,563	3.1%
Not Hispanic or Latino Population (2000)	23,317	98.9%	66,747	98.7%	231,803	98.3%
Hispanic or Latino Population (2000)	268	1.1%	882	1.3%	3,935	1.7%
Not Hispanic or Latino Population (2026)	26,492	96.6%	74,037	96.6%	240,441	95.7%
Hispanic or Latino Population (2026)	943	3.4%	2,600	3.4%	10,845	4.3%
Projected Annual Growth (2021-2026)	85	-	191	-	405	-
Historical Annual Growth (2000-2010)	250	9.3%	690	7.8%	3,628	9.2%

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# Complete Profile

2000-2010 Census, 2021 Estimates with 2026 Projections  
 Calculated using Weighted Block Centroid from Block Groups



Lat/Lon: 43.1853/-76.2264

Marketfair North		3 mi radius		5 mi radius		10 mi radius	
4160 NY-31, Clay, NY 13041							
<b>Total Age Distribution (2021)</b>							
Total Population		26,656		75,326		252,224	
Age Under 5 Years		1,407	5.3%	4,318	5.7%	14,423	5.7%
Age 5 to 9 Years		1,630	6.1%	4,681	6.2%	15,020	6.0%
Age 10 to 14 Years		1,734	6.5%	4,720	6.3%	14,862	5.9%
Age 15 to 19 Years		1,504	5.6%	4,199	5.6%	13,961	5.5%
Age 20 to 24 Years		1,226	4.6%	3,795	5.0%	13,481	5.3%
Age 25 to 29 Years		1,473	5.5%	4,801	6.4%	17,636	7.0%
Age 30 to 34 Years		1,889	7.1%	5,568	7.4%	18,623	7.4%
Age 35 to 39 Years		1,855	7.0%	5,290	7.0%	17,132	6.8%
Age 40 to 44 Years		1,686	6.3%	4,667	6.2%	14,876	5.9%
Age 45 to 49 Years		1,596	6.0%	4,425	5.9%	14,052	5.6%
Age 50 to 54 Years		1,816	6.8%	4,908	6.5%	16,077	6.4%
Age 55 to 59 Years		2,073	7.8%	5,597	7.4%	17,625	7.0%
Age 60 to 64 Years		2,071	7.8%	5,661	7.5%	17,815	7.1%
Age 65 to 69 Years		1,717	6.4%	4,635	6.2%	15,522	6.2%
Age 70 to 74 Years		1,317	4.9%	3,501	4.6%	12,173	4.8%
Age 75 to 79 Years		774	2.9%	2,086	2.8%	8,028	3.2%
Age 80 to 84 Years		432	1.6%	1,222	1.6%	5,083	2.0%
Age 85 Years or Over		455	1.7%	1,252	1.7%	5,834	2.3%
Median Age		41.2		40.0		40.1	
Age 19 Years or Less		6,276	23.5%	17,918	23.8%	58,266	23.1%
Age 20 to 64 Years		15,686	58.8%	44,712	59.4%	147,318	58.4%
Age 65 Years or Over		4,695	17.6%	12,696	16.9%	46,640	18.5%
<b>Female Age Distribution (2021)</b>							
Female Population		13,677	51.3%	38,501	51.1%	129,447	51.3%
Age Under 5 Years		679	5.0%	2,081	5.4%	6,935	5.4%
Age 5 to 9 Years		816	6.0%	2,299	6.0%	7,350	5.7%
Age 10 to 14 Years		841	6.1%	2,308	6.0%	7,201	5.6%
Age 15 to 19 Years		707	5.2%	2,003	5.2%	6,811	5.3%
Age 20 to 24 Years		587	4.3%	1,846	4.8%	6,747	5.2%
Age 25 to 29 Years		763	5.6%	2,439	6.3%	8,909	6.9%
Age 30 to 34 Years		979	7.2%	2,892	7.5%	9,492	7.3%
Age 35 to 39 Years		968	7.1%	2,728	7.1%	8,697	6.7%
Age 40 to 44 Years		845	6.2%	2,338	6.1%	7,410	5.7%
Age 45 to 49 Years		830	6.1%	2,292	6.0%	7,182	5.5%
Age 50 to 54 Years		924	6.8%	2,503	6.5%	8,048	6.2%
Age 55 to 59 Years		1,068	7.8%	2,890	7.5%	8,998	7.0%
Age 60 to 64 Years		1,063	7.8%	2,977	7.7%	9,340	7.2%
Age 65 to 69 Years		911	6.7%	2,399	6.2%	8,299	6.4%
Age 70 to 74 Years		711	5.2%	1,852	4.8%	6,580	5.1%
Age 75 to 79 Years		425	3.1%	1,124	2.9%	4,489	3.5%
Age 80 to 84 Years		253	1.8%	704	1.8%	3,078	2.4%
Age 85 Years or Over		308	2.2%	827	2.1%	3,881	3.0%
Female Median Age		42.4		41.1		41.6	
Age 19 Years or Less		3,043	22.2%	8,691	22.6%	28,296	21.9%
Age 20 to 64 Years		8,027	58.7%	22,904	59.5%	74,824	57.8%
Age 65 Years or Over		2,608	19.1%	6,906	17.9%	26,327	20.3%

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# Complete Profile

2000-2010 Census, 2021 Estimates with 2026 Projections  
 Calculated using Weighted Block Centroid from Block Groups



Lat/Lon: 43.1853/-76.2264

<b>Marketfair North</b>		<b>3 mi radius</b>		<b>5 mi radius</b>		<b>10 mi radius</b>	
<b>4160 NY-31, Clay, NY 13041</b>							
<b>Male Age Distribution (2021)</b>							
Male Population		12,979	48.7%	36,825	48.9%	122,777	48.7%
Age Under 5 Years		728	5.6%	2,237	6.1%	7,488	6.1%
Age 5 to 9 Years		814	6.3%	2,382	6.5%	7,670	6.2%
Age 10 to 14 Years		894	6.9%	2,412	6.6%	7,662	6.2%
Age 15 to 19 Years		797	6.1%	2,195	6.0%	7,150	5.8%
Age 20 to 24 Years		639	4.9%	1,948	5.3%	6,734	5.5%
Age 25 to 29 Years		710	5.5%	2,362	6.4%	8,727	7.1%
Age 30 to 34 Years		910	7.0%	2,676	7.3%	9,131	7.4%
Age 35 to 39 Years		888	6.8%	2,562	7.0%	8,435	6.9%
Age 40 to 44 Years		841	6.5%	2,328	6.3%	7,466	6.1%
Age 45 to 49 Years		766	5.9%	2,134	5.8%	6,871	5.6%
Age 50 to 54 Years		892	6.9%	2,405	6.5%	8,029	6.5%
Age 55 to 59 Years		1,004	7.7%	2,707	7.4%	8,627	7.0%
Age 60 to 64 Years		1,008	7.8%	2,685	7.3%	8,475	6.9%
Age 65 to 69 Years		805	6.2%	2,236	6.1%	7,223	5.9%
Age 70 to 74 Years		605	4.7%	1,649	4.5%	5,593	4.6%
Age 75 to 79 Years		349	2.7%	962	2.6%	3,539	2.9%
Age 80 to 84 Years		180	1.4%	518	1.4%	2,005	1.6%
Age 85 Years or Over		148	1.1%	425	1.2%	1,954	1.6%
Male Median Age		39.9		38.9		38.7	
Age 19 Years or Less		3,233	24.9%	9,227	25.1%	29,970	24.4%
Age 20 to 64 Years		7,659	59.0%	21,808	59.2%	72,494	59.0%
Age 65 Years or Over		2,087	16.1%	5,790	15.7%	20,313	16.5%
<b>Males per 100 Females (2021)</b>							
Overall Comparison		95		96		95	
Age Under 5 Years		107	51.8%	107	51.8%	108	51.9%
Age 5 to 9 Years		100	49.9%	104	50.9%	104	51.1%
Age 10 to 14 Years		106	51.5%	104	51.1%	106	51.1%
Age 15 to 19 Years		113	53.0%	110	52.3%	105	51.2%
Age 20 to 24 Years		109	52.1%	106	51.3%	100	50.0%
Age 25 to 29 Years		93	48.2%	97	49.2%	98	49.5%
Age 30 to 34 Years		93	48.2%	93	48.1%	96	49.0%
Age 35 to 39 Years		92	47.8%	94	48.4%	97	49.2%
Age 40 to 44 Years		99	49.9%	100	49.9%	101	50.2%
Age 45 to 49 Years		92	48.0%	93	48.2%	96	48.9%
Age 50 to 54 Years		97	49.1%	96	49.0%	100	49.9%
Age 55 to 59 Years		94	48.5%	94	48.4%	96	48.9%
Age 60 to 64 Years		95	48.7%	90	47.4%	91	47.6%
Age 65 to 69 Years		88	46.9%	93	48.2%	87	46.5%
Age 70 to 74 Years		85	46.0%	89	47.1%	85	45.9%
Age 75 to 79 Years		82	45.1%	86	46.1%	79	44.1%
Age 80 to 84 Years		71	41.6%	74	42.4%	65	39.4%
Age 85 Years or Over		48	32.4%	51	33.9%	50	33.5%
Age 19 Years or Less		106	51.5%	106	51.5%	106	51.4%
Age 20 to 39 Years		95	48.8%	96	49.1%	98	49.4%
Age 40 to 64 Years		95	48.8%	94	48.5%	96	49.1%
Age 65 Years or Over		80	44.5%	84	45.6%	77	43.6%

# Complete Profile

2000-2010 Census, 2021 Estimates with 2026 Projections  
 Calculated using Weighted Block Centroid from Block Groups



Lat/Lon: 43.1853/-76.2264

<b>Marketfair North</b>			<b>3 mi radius</b>		<b>5 mi radius</b>		<b>10 mi radius</b>	
<b>4160 NY-31, Clay, NY 13041</b>								
<b>Household Type (2021)</b>								
Total Households			10,511		30,525		107,966	
Households with Children	3,285	31.3%	9,532	31.2%	30,435	28.2%		
Average Household Size	2.5		2.5		2.3			
Household Density per Square Mile	372		389		344			
Population Family	22,697	85.1%	62,767	83.3%	198,460	78.7%		
Population Non-Family	3,954	14.8%	12,366	16.4%	52,052	20.6%		
Population Group Quarters	5	-	193	0.3%	1,711	0.7%		
Family Households	7,370	70.1%	20,638	67.6%	65,321	60.5%		
Married Couple Households	5,852	79.4%	16,027	77.7%	46,349	71.0%		
Other Family Households with Children	1,519	20.6%	4,611	22.3%	18,972	29.0%		
Family Households with Children	3,249	44.1%	9,417	45.6%	30,018	46.0%		
Married Couple with Children	2,352	72.4%	6,499	69.0%	18,029	60.1%		
Other Family Households with Children	897	27.6%	2,918	31.0%	11,989	39.9%		
Family Households No Children	4,122	55.9%	11,220	54.4%	35,303	54.0%		
Married Couple No Children	3,500	84.9%	9,528	84.9%	28,320	80.2%		
Other Family Households No Children	622	15.1%	1,692	15.1%	6,983	19.8%		
Non-Family Households	3,140	29.9%	9,888	32.4%	42,645	39.5%		
Non-Family Households with Children	37	1.2%	115	1.2%	417	1.0%		
Non-Family Households No Children	3,104	98.8%	9,772	98.8%	42,228	99.0%		
Average Family Household Size	3.1		3.0		3.0			
Average Family Income	\$122,988		\$115,219		\$98,631			
Median Family Income	\$101,329		\$100,567		\$85,885			
Average Non-Family Household Size	1.3		1.3		1.2			
<b>Marital Status (2021)</b>								
Population Age 15 Years or Over	21,884		61,607		207,919			
Never Married	6,401	29.2%	18,760	30.5%	71,230	34.3%		
Currently Married	11,789	53.9%	32,060	52.0%	92,537	44.5%		
Previously Married	3,694	16.9%	10,787	17.5%	44,152	21.2%		
Separated	547	14.8%	1,630	15.1%	7,934	18.0%		
Widowed	1,044	28.2%	3,232	30.0%	13,184	29.9%		
Divorced	2,103	56.9%	5,926	54.9%	23,034	52.2%		
<b>Educational Attainment (2021)</b>								
Adult Population Age 25 Years or Over	19,154		53,613		180,477			
Elementary (Grade Level 0 to 8)	208	1.1%	684	1.3%	5,165	2.9%		
Some High School (Grade Level 9 to 11)	710	3.7%	2,016	3.8%	10,425	5.8%		
High School Graduate	4,636	24.2%	12,502	23.3%	49,997	27.7%		
Some College	3,242	16.9%	8,959	16.7%	32,798	18.2%		
Associate Degree Only	2,611	13.6%	7,412	13.8%	24,573	13.6%		
Bachelor Degree Only	4,569	23.9%	13,236	24.7%	35,082	19.4%		
Graduate Degree	3,178	16.6%	8,806	16.4%	22,438	12.4%		
Any College (Some College or Higher)	13,601	71.0%	38,413	71.6%	114,891	63.7%		
College Degree + (Bachelor Degree or Higher)	7,747	40.4%	22,042	41.1%	57,520	31.9%		

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# Complete Profile

2000-2010 Census, 2021 Estimates with 2026 Projections  
 Calculated using Weighted Block Centroid from Block Groups



Lat/Lon: 43.1853/-76.2264

<b>Marketfair North</b>			<b>3 mi radius</b>		<b>5 mi radius</b>		<b>10 mi radius</b>	
<b>4160 NY-31, Clay, NY 13041</b>								
<b>Housing</b>								
Total Housing Units (2021)			10,926		31,796		114,666	
Total Housing Units (2010)			9,493		28,866		108,532	
Historical Annual Growth (2010-2021)	1,433	1.4%	2,930	0.9%	6,135	0.5%		
Housing Units Occupied (2021)	10,511		96.2%		30,525		96.0%	
Housing Units Owner-Occupied	8,723		83.0%		22,680		74.3%	
Housing Units Renter-Occupied	1,788		17.0%		7,845		25.7%	
Housing Units Vacant (2021)	416		3.8%		1,271		4.0%	
<b>Household Size (2021)</b>								
Total Households	10,511				30,525		107,966	
1 Person Households	2,481	23.6%	7,816	25.6%	34,776	32.2%		
2 Person Households	3,764	35.8%	10,846	35.5%	35,995	33.3%		
3 Person Households	1,768	16.8%	5,097	16.7%	16,361	15.2%		
4 Person Households	1,611	15.3%	4,353	14.3%	12,721	11.8%		
5 Person Households	621	5.9%	1,702	5.6%	5,252	4.9%		
6 Person Households	189	1.8%	512	1.7%	1,826	1.7%		
7 or More Person Households	75	0.7%	200	0.7%	1,036	1.0%		
<b>Household Income Distribution (2021)</b>								
HH Income \$200,000 or More	800	7.6%	2,457	8.1%	5,519	5.1%		
HH Income \$150,000 to \$199,999	1,070	10.2%	2,862	9.4%	6,818	6.3%		
HH Income \$125,000 to \$149,999	964	9.2%	2,655	8.7%	7,587	7.0%		
HH Income \$100,000 to \$124,999	1,153	11.0%	3,478	11.4%	10,369	9.6%		
HH Income \$75,000 to \$99,999	1,774	16.9%	4,842	15.9%	15,396	14.3%		
HH Income \$50,000 to \$74,999	2,030	19.3%	5,847	19.2%	21,855	20.2%		
HH Income \$35,000 to \$49,999	891	8.5%	2,659	8.7%	12,583	11.7%		
HH Income \$25,000 to \$34,999	647	6.2%	1,876	6.1%	9,063	8.4%		
HH Income \$15,000 to \$24,999	532	5.1%	1,611	5.3%	8,234	7.6%		
HH Income \$10,000 to \$14,999	222	2.1%	869	2.8%	4,099	3.8%		
HH Income Under \$10,000	429	4.1%	1,370	4.5%	6,443	6.0%		
<b>Household Vehicles (2021)</b>								
Households 0 Vehicles Available	451	4.3%	1,491	4.9%	11,770	10.9%		
Households 1 Vehicle Available	3,109	29.6%	9,986	32.7%	40,007	37.1%		
Households 2 Vehicles Available	4,994	47.5%	13,815	45.3%	41,273	38.2%		
Households 3 or More Vehicles Available	1,956	18.6%	5,234	17.1%	14,917	13.8%		
Total Vehicles Available	19,549				54,781		171,842	
Average Vehicles per Household	1.9				1.8		1.6	
Owner-Occupied Household Vehicles	17,204		88.0%		45,218		82.5%	
Average Vehicles per Owner-Occupied Household	2.0				2.0		1.9	
Renter-Occupied Household Vehicles	2,345		12.0%		9,563		17.5%	
Average Vehicles per Renter-Occupied Household	1.3				1.2		1.0	
<b>Travel Time (2021)</b>								
Worker Base Age 16 years or Over	12,464				35,113		117,701	
Travel to Work in 14 Minutes or Less	2,890	23.2%	8,505	24.2%	33,539	28.5%		
Travel to Work in 15 to 29 Minutes	6,775	54.4%	18,966	54.0%	58,530	49.7%		
Travel to Work in 30 to 59 Minutes	2,883	23.1%	7,680	21.9%	20,560	17.5%		
Travel to Work in 60 Minutes or More	547	4.4%	1,445	4.1%	4,522	3.8%		
Work at Home	475	3.8%	1,529	4.4%	4,887	4.2%		
Average Minutes Travel to Work	21.7				21.1		19.2	

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Marketfair North 4160 NY-31, Clay, NY 13041	3 mi radius		5 mi radius		10 mi radius	
<b>Transportation To Work (2021)</b>						
Worker Base Age 16 years or Over	12,464		35,113		117,701	
Drive to Work Alone	10,239	82.1%	28,803	82.0%	94,039	79.9%
Drive to Work in Carpool	902	7.2%	2,627	7.5%	9,367	8.0%
Travel to Work by Public Transportation	419	3.4%	1,004	2.9%	4,423	3.8%
Drive to Work on Motorcycle	6	-	18	-	84	-
Bicycle to Work	35	0.3%	78	0.2%	275	0.2%
Walk to Work	218	1.7%	626	1.8%	2,922	2.5%
Other Means	169	1.4%	429	1.2%	1,705	1.4%
Work at Home	475	3.8%	1,529	4.4%	4,887	4.2%
<b>Daytime Demographics (2021)</b>						
Total Businesses	473		1,355		8,321	
Total Employees	6,863		17,291		116,566	
Company Headquarter Businesses	15	3.1%	65	4.8%	460	5.5%
Company Headquarter Employees	711	10.4%	2,345	13.6%	17,527	15.0%
Employee Population per Business	14.5 to 1		12.8 to 1		14.0 to 1	
Residential Population per Business	56.4 to 1		55.6 to 1		30.3 to 1	
Adj. Daytime Demographics Age 16 Years or Over	14,763		39,545		198,861	
<b>Labor Force</b>						
Labor Population Age 16 Years or Over (2021)	21,587		60,795		205,307	
Labor Force Total Males (2021)	10,377	48.1%	29,346	48.3%	98,586	48.0%
Male Civilian Employed	6,760	65.1%	19,406	66.1%	62,631	63.5%
Male Civilian Unemployed	465	4.5%	1,379	4.7%	5,030	5.1%
Males in Armed Forces	36	0.4%	189	0.6%	491	0.5%
Males Not in Labor Force	3,115	30.0%	8,372	28.5%	30,435	30.9%
Labor Force Total Females (2021)	11,209	51.9%	31,449	51.7%	106,721	52.0%
Female Civilian Employed	6,889	61.5%	18,943	60.2%	59,812	56.0%
Female Civilian Unemployed	485	4.3%	1,304	4.1%	4,288	4.0%
Females in Armed Forces	-	-	3	-	79	-
Females Not in Labor Force	3,835	34.2%	11,199	35.6%	42,541	39.9%
Unemployment Rate	950	4.4%	2,683	4.4%	9,318	4.5%
<b>Occupation (2021)</b>						
Occupation Population Age 16 Years or Over	13,649		38,349		122,443	
Occupation Total Males	6,760	49.5%	19,406	50.6%	62,631	51.2%
Occupation Total Females	6,889	50.5%	18,943	49.4%	59,812	48.8%
Management, Business, Financial Operations	2,278	16.7%	6,493	16.9%	18,136	14.8%
Professional, Related	3,879	28.4%	10,556	27.5%	31,062	25.4%
Service	1,915	14.0%	5,545	14.5%	20,848	17.0%
Sales, Office	3,356	24.6%	9,445	24.6%	29,189	23.8%
Farming, Fishing, Forestry	2	-	10	-	46	-
Construction, Extraction, Maintenance	807	5.9%	2,514	6.6%	8,726	7.1%
Production, Transport, Material Moving	1,412	10.3%	3,786	9.9%	14,436	11.8%
White Collar Workers	9,513	69.7%	26,495	69.1%	78,387	64.0%
Blue Collar Workers	4,136	30.3%	11,855	30.9%	44,056	36.0%

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Marketfair North		3 mi radius		5 mi radius		10 mi radius	
4160 NY-31, Clay, NY 13041							
<b>Units In Structure (2021)</b>							
Total Units		8,973		27,482		101,300	
1 Detached Unit		7,959	88.7%	21,282	77.4%	68,234	67.4%
1 Attached Unit		493	5.5%	1,234	4.5%	3,568	3.5%
2 Units		372	4.1%	1,170	4.3%	8,981	8.9%
3 to 4 Units		156	1.7%	817	3.0%	4,965	4.9%
5 to 9 Units		170	1.9%	1,565	5.7%	5,709	5.6%
10 to 19 Units		284	3.2%	1,729	6.3%	5,007	4.9%
20 to 49 Units		498	5.6%	1,103	4.0%	4,097	4.0%
50 or More Units		187	2.1%	933	3.4%	5,255	5.2%
Mobile Home or Trailer		391	4.4%	688	2.5%	2,122	2.1%
Other Structure		1	-	4	-	29	-
<b>Homes Built By Year (2021)</b>							
Homes Built 2014 or later		401	3.7%	1,018	3.2%	2,527	2.2%
Homes Built 2010 to 2013		341	3.1%	940	3.0%	1,804	1.6%
Homes Built 2000 to 2009		1,239	11.3%	3,176	10.0%	7,493	6.5%
Homes Built 1990 to 1999		956	8.7%	3,263	10.3%	8,507	7.4%
Homes Built 1980 to 1989		2,419	22.1%	5,913	18.6%	12,481	10.9%
Homes Built 1970 to 1979		2,317	21.2%	6,824	21.5%	15,353	13.4%
Homes Built 1960 to 1969		1,299	11.9%	3,678	11.6%	13,503	11.8%
Homes Built 1950 to 1959		647	5.9%	2,673	8.4%	18,775	16.4%
Homes Built 1940 to 1949		196	1.8%	819	2.6%	7,790	6.8%
Homes Built Before 1939		695	6.4%	2,223	7.0%	19,733	17.2%
Median Age of Homes		36.6	yrs	38.3	yrs	48.7	yrs
<b>Home Values (2021)</b>							
Owner Specified Housing Units		8,723		22,680		70,202	
Home Values \$1,000,000 or More		79	0.9%	167	0.7%	459	0.7%
Home Values \$750,000 to \$999,999		113	1.3%	224	1.0%	554	0.8%
Home Values \$500,000 to \$749,999		102	1.2%	328	1.4%	1,192	1.7%
Home Values \$400,000 to \$499,999		192	2.2%	486	2.1%	1,163	1.7%
Home Values \$300,000 to \$399,999		374	4.3%	1,285	5.7%	3,284	4.7%
Home Values \$250,000 to \$299,999		502	5.8%	1,585	7.0%	3,994	5.7%
Home Values \$200,000 to \$249,999		1,164	13.3%	2,825	12.5%	7,629	10.9%
Home Values \$175,000 to \$199,999		960	11.0%	2,223	9.8%	5,267	7.5%
Home Values \$150,000 to \$174,999		1,469	16.8%	3,932	17.3%	9,581	13.6%
Home Values \$125,000 to \$149,999		1,426	16.4%	3,348	14.8%	10,168	14.5%
Home Values \$100,000 to \$124,999		1,161	13.3%	2,883	12.7%	10,631	15.1%
Home Values \$90,000 to \$99,999		237	2.7%	770	3.4%	3,982	5.7%
Home Values \$80,000 to \$89,999		266	3.0%	746	3.3%	3,663	5.2%
Home Values \$70,000 to \$79,999		142	1.6%	597	2.6%	2,910	4.1%
Home Values \$60,000 to \$69,999		98	1.1%	318	1.4%	1,550	2.2%
Home Values \$50,000 to \$59,999		69	0.8%	164	0.7%	934	1.3%
Home Values \$35,000 to \$49,999		56	0.6%	137	0.6%	818	1.2%
Home Values \$25,000 to \$34,999		71	0.8%	101	0.4%	387	0.6%
Home Values \$10,000 to \$24,999		129	1.5%	335	1.5%	1,161	1.7%
Home Values Under \$10,000		112	1.3%	227	1.0%	876	1.2%
Owner-Occupied Median Home Value		\$146,777		\$150,876		\$139,706	
Renter-Occupied Median Rent		\$975		\$856		\$787	

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Marketfair North 4160 NY-31, Clay, NY 13041	3 mi radius		5 mi radius		10 mi radius	
<b>Total Annual Consumer Expenditure (2021)</b>						
Total Household Expenditure	\$776.42 M		\$2.13 B		\$6.5 B	
Total Non-Retail Expenditure	\$408.87 M		\$1.12 B		\$3.43 B	
Total Retail Expenditure	\$367.55 M		\$1.01 B		\$3.07 B	
Apparel	\$27.45 M		\$75.29 M		\$227.72 M	
Contributions	\$25.72 M		\$70.3 M		\$209.6 M	
Education	\$23.68 M		\$65.04 M		\$189.26 M	
Entertainment	\$44.54 M		\$121.73 M		\$366.05 M	
Food and Beverages	\$113.93 M		\$312.58 M		\$960.01 M	
Furnishings and Equipment	\$27.69 M		\$75.65 M		\$227.88 M	
Gifts	\$19.17 M		\$52.71 M		\$157.09 M	
Health Care	\$65.68 M		\$179.55 M		\$555.67 M	
Household Operations	\$30.69 M		\$83.98 M		\$254.3 M	
Miscellaneous Expenses	\$14.75 M		\$40.4 M		\$123.18 M	
Personal Care	\$10.45 M		\$28.64 M		\$87.38 M	
Personal Insurance	\$5.65 M		\$15.36 M		\$45.23 M	
Reading	\$1.7 M		\$4.66 M		\$14.2 M	
Shelter	\$162.05 M		\$445.74 M		\$1.37 B	
Tobacco	\$4.45 M		\$12.33 M		\$40.21 M	
Transportation	\$142.38 M		\$389.5 M		\$1.19 B	
Utilities	\$56.44 M		\$154.88 M		\$484.65 M	
<b>Monthly Household Consumer Expenditure (2021)</b>						
Total Household Expenditure	\$6,156		\$5,810		\$5,014	
Total Non-Retail Expenditure	\$3,242	52.7%	\$3,063	52.7%	\$2,645	52.8%
Total Retail Expenditures	\$2,914	47.3%	\$2,747	47.3%	\$2,369	47.2%
Apparel	\$218	3.5%	\$206	3.5%	\$176	3.5%
Contributions	\$204	3.3%	\$192	3.3%	\$162	3.2%
Education	\$188	3.1%	\$178	3.1%	\$146	2.9%
Entertainment	\$353	5.7%	\$332	5.7%	\$283	5.6%
Food and Beverages	\$903	14.7%	\$853	14.7%	\$741	14.8%
Furnishings and Equipment	\$220	3.6%	\$207	3.6%	\$176	3.5%
Gifts	\$152	2.5%	\$144	2.5%	\$121	2.4%
Health Care	\$521	8.5%	\$490	8.4%	\$429	8.6%
Household Operations	\$243	4.0%	\$229	3.9%	\$196	3.9%
Miscellaneous Expenses	\$117	1.9%	\$110	1.9%	\$95	1.9%
Personal Care	\$83	1.3%	\$78	1.3%	\$67	1.3%
Personal Insurance	\$45	0.7%	\$42	0.7%	\$35	0.7%
Reading	\$13	0.2%	\$13	0.2%	\$11	0.2%
Shelter	\$1,285	20.9%	\$1,217	20.9%	\$1,056	21.1%
Tobacco	\$35	0.6%	\$34	0.6%	\$31	0.6%
Transportation	\$1,129	18.3%	\$1,063	18.3%	\$915	18.2%
Utilities	\$447	7.3%	\$423	7.3%	\$374	7.5%