

# MARKETFAIR NORTH

4100 - 4160 Route 31, Clay, NY 13041



## PROPERTY HIGHLIGHTS

- ANCHOR RETAIL SPACES AVAILABLE 26,878 SF, 21,775 SF  
Retail Available: 2,583 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.

Join these retailers:



last updated: 05/19/25 P. 1

POPULATION

3 Mi 24,858  
5 Mi 70,202  
10Mi 243,065

CARS PER DAY

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

AV. HH INCOME

3 Mi \$119,134  
5 Mi \$117,681  
10Mi \$99,366

EMPLOYEES

3 Mi 5,193  
5 Mi 14,490  
10Mi 103,766



SHARY THUR



202-359-3469



sthur@thurassociates.com

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## 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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## MARKETFAIR NORTH



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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	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
<b>200</b>	<b>Available</b>	<b>Former Arts &amp; Crafts</b>	<b>26,878</b>
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	Momentum Financial Partners	Financial Services	1,166
620	Bert's Bikes	Bike Store	6,366
<b>700</b>	<b>Available</b>	<b>former Furniture store</b>	<b>21,775</b>
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
<b>904</b>	<b>Available</b>	<b>Real Estate</b>	<b>2,583</b>
1000	Justin's Canine Campus	Dog Day Care	6,593
1100	Larger Than Life	Toy Store	8,775
		<b>TOTAL GLA</b>	<b>136,965</b>

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## LEASING CONTACT

SHARY THUR

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## OFFICE LOCATIONS

### DC OFFICE

2 Wisconsin Circle, Suite 660

Chevy Chase, MD 20815

202-823-4444

### BOCA RATON

327 Mizner Park, Suite 301

Boca Raton, FL 33432

561-395-2441





## Complete Profile

2010-2020 Census, 2024 Estimates with 2029 Projections  
Calculated using Weighted Block Centroid from Block Groups



Lat/Lon: 43.1851/-76.2276

Marketfair North Clay, NY 13041							3 mi radius	5 mi radius	10 mi radius
Population									
Estimated Population (2024)							24,858	70,202	243,065
Projected Population (2029)							24,161	68,226	236,660
Census Population (2020)							26,145	73,271	248,389
Census Population (2010)							23,893	69,759	243,376
Projected Annual Growth (2024-2029)							-697   -0.6%	-1,976   -0.6%	-6,405   -0.5%
Historical Annual Growth (2020-2024)							-1,287   -	-3,069   -1.0%	-5,324   -0.5%
Historical Annual Growth (2010-2020)							2,251   0.9%	3,512   0.5%	5,013   0.2%
Estimated Population Density (2024)							880 <i>psm</i>	894 <i>psm</i>	774 <i>psm</i>
Trade Area Size							28.3 <i>sq mi</i>	78.5 <i>sq mi</i>	314.0 <i>sq mi</i>
Households									
Estimated Households (2024)							10,283	29,551	105,995
Projected Households (2029)							10,080	28,916	103,963
Census Households (2020)							10,333	29,805	105,553
Census Households (2010)							9,135	27,537	100,988
Projected Annual Growth (2024-2029)							-203   -0.4%	-636   -0.4%	-2,031   -0.4%
Historical Annual Change (2010-2024)							1,148   0.9%	2,015   0.5%	5,007   0.4%
Average Household Income									
Estimated Average Household Income (2024)							\$119,134	\$117,681	\$99,366
Projected Average Household Income (2029)							\$124,066	\$122,612	\$103,275
Census Average Household Income (2010)							\$79,077	\$77,218	\$61,617
Census Average Household Income (2000)							\$63,064	\$61,798	\$50,851
Projected Annual Change (2024-2029)							\$4,933   0.8%	\$4,931   0.8%	\$3,908   0.8%
Historical Annual Change (2000-2024)							\$56,070   3.7%	\$55,883   3.8%	\$48,516   4.0%
Median Household Income									
Estimated Median Household Income (2024)							\$95,048	\$93,825	\$77,640
Projected Median Household Income (2029)							\$97,634	\$96,139	\$79,358
Census Median Household Income (2010)							\$73,411	\$68,230	\$53,259
Census Median Household Income (2000)							\$57,097	\$54,337	\$43,379
Projected Annual Change (2024-2029)							\$2,586   0.5%	\$2,314   0.5%	\$1,718   0.4%
Historical Annual Change (2000-2024)							\$37,951   2.8%	\$39,488   3.0%	\$34,260   3.3%
Per Capita Income									
Estimated Per Capita Income (2024)							\$49,291	\$49,580	\$43,403
Projected Per Capita Income (2029)							\$51,769	\$52,009	\$45,441
Census Per Capita Income (2010)							\$30,211	\$30,466	\$25,567
Census Per Capita Income (2000)							\$22,669	\$23,055	\$20,583
Projected Annual Change (2024-2029)							\$2,478   1.0%	\$2,429   1.0%	\$2,039   0.9%
Historical Annual Change (2000-2024)							\$26,622   4.9%	\$26,525   4.8%	\$22,819   4.6%
Estimated Average Household Net Worth (2024)							\$1.14 M	\$1.11 M	\$937,936

## Complete Profile

2010-2020 Census, 2024 Estimates with 2029 Projections  
Calculated using Weighted Block Centroid from Block Groups



Lat/Lon: 43.1851/-76.2276

Marketfair North						
Clay, NY 13041		3 mi radius		5 mi radius		10 mi radius
Total Annual Consumer Expenditure (2024)						
Total Household Expenditure		\$862.57 M		\$2.39 B		\$7.48 B
Total Non-Retail Expenditure		\$456.42 M		\$1.27 B		\$3.96 B
Total Retail Expenditure		\$406.15 M		\$1.12 B		\$3.52 B
Apparel		\$30.48 M		\$84.64 M		\$263.04 M
Contributions		\$29.59 M		\$82.16 M		\$250.71 M
Education		\$27.45 M		\$76.58 M		\$229.92 M
Entertainment		\$49.8 M		\$137.96 M		\$426.1 M
Food and Beverages		\$125.39 M		\$347.54 M		\$1.09 B
Furnishings and Equipment		\$30.98 M		\$85.73 M		\$264.97 M
Gifts		\$22.35 M		\$61.96 M		\$187.92 M
Health Care		\$72.27 M		\$199.7 M		\$632.11 M
Household Operations		\$34.39 M		\$95.35 M		\$295.93 M
Miscellaneous Expenses		\$16.53 M		\$45.75 M		\$142.82 M
Personal Care		\$11.62 M		\$32.2 M		\$100.69 M
Personal Insurance		\$6.37 M		\$17.64 M		\$53.52 M
Reading		\$1.92 M		\$5.32 M		\$16.57 M
Shelter		\$180.8 M		\$502 M		\$1.58 B
Tobacco		\$4.75 M		\$13.14 M		\$43.79 M
Transportation		\$156.5 M		\$432.97 M		\$1.35 B
Utilities		\$61.37 M		\$169.79 M		\$543.86 M
Monthly Household Consumer Expenditure (2024)						
Total Household Expenditure		\$6,990		\$6,741		\$5,879
Total Non-Retail Expenditure		\$3,699	52.9%	\$3,570	53.0%	\$3,114 53.0%
Total Retail Expenditures		\$3,291	47.1%	\$3,171	47.0%	\$2,765 47.0%
Apparel		\$247	3.5%	\$239	3.5%	\$207 3.5%
Contributions		\$240	3.4%	\$232	3.4%	\$197 3.4%
Education		\$222	3.2%	\$216	3.2%	\$181 3.1%
Entertainment		\$404	5.8%	\$389	5.8%	\$335 5.7%
Food and Beverages		\$1,016	14.5%	\$980	14.5%	\$861 14.6%
Furnishings and Equipment		\$251	3.6%	\$242	3.6%	\$208 3.5%
Gifts		\$181	2.6%	\$175	2.6%	\$148 2.5%
Health Care		\$586	8.4%	\$563	8.4%	\$497 8.5%
Household Operations		\$279	4.0%	\$269	4.0%	\$233 4.0%
Miscellaneous Expenses		\$134	1.9%	\$129	1.9%	\$112 1.9%
Personal Care		\$94	1.3%	\$91	1.3%	\$79 1.3%
Personal Insurance		\$52	0.7%	\$50	0.7%	\$42 0.7%
Reading		\$16	0.2%	\$15	0.2%	\$13 0.2%
Shelter		\$1,465	21.0%	\$1,416	21.0%	\$1,241 21.1%
Tobacco		\$38	0.6%	\$37	0.5%	\$34 0.6%
Transportation		\$1,268	18.1%	\$1,221	18.1%	\$1,063 18.1%
Utilities		\$497	7.1%	\$479	7.1%	\$428 7.3%



## Complete Profile

2010-2020 Census, 2024 Estimates with 2029 Projections  
Calculated using Weighted Block Centroid from Block Groups



Lat/Lon: 43.1851/-76.2276

Marketfair North							
Clay, NY 13041							
	3 mi radius		5 mi radius		10 mi radius		
Race and Ethnicity							
Total Population (2024)	24,858		70,202		243,065		
White (2024)	21,754	87.5%	60,984	86.9%	198,349	81.6%	
Black or African American (2024)	1,139	4.6%	3,590	5.1%	20,077	8.3%	
American Indian or Alaska Native (2024)	48	0.2%	143	0.2%	930	0.4%	
Asian (2024)	679	2.7%	2,039	2.9%	9,655	4.0%	
Hawaiian or Pacific Islander (2024)	4	-	15	-	53	-	
Other Race (2024)	190	0.8%	526	0.7%	2,515	1.0%	
Two or More Races (2024)	1,045	4.2%	2,906	4.1%	11,485	4.7%	
Population < 18 (2024)	5,251	21.1%	14,876	21.2%	51,300	21.1%	
White Not Hispanic	4,135	78.7%	11,494	77.3%	34,413	67.1%	
Black or African American	289	5.5%	989	6.6%	6,650	13.0%	
Asian	160	3.1%	556	3.7%	3,084	6.0%	
Other Race Not Hispanic	366	7.0%	1,042	7.0%	3,922	7.6%	
Hispanic	301	5.7%	795	5.3%	3,230	6.3%	
Not Hispanic or Latino Population (2024)	24,036	96.7%	67,876	96.7%	233,009	95.9%	
Not Hispanic White	21,476	89.3%	60,170	88.6%	195,268	83.8%	
Not Hispanic Black or African American	1,087	4.5%	3,409	5.0%	19,088	8.2%	
Not Hispanic American Indian or Alaska Native	36	0.1%	116	0.2%	766	0.3%	
Not Hispanic Asian	661	2.8%	2,010	3.0%	9,589	4.1%	
Not Hispanic Hawaiian or Pacific Islander	3	-	13	-	41	-	
Not Hispanic Other Race	52	0.2%	138	0.2%	438	0.2%	
Not Hispanic Two or More Races	722	3.0%	2,019	3.0%	7,818	3.4%	
Hispanic or Latino Population (2024)	822	3.3%	2,327	3.3%	10,057	4.1%	
Hispanic White	278	33.8%	814	35.0%	3,081	30.6%	
Hispanic Black or African American	52	6.3%	180	7.8%	989	9.8%	
Hispanic American Indian or Alaska Native	12	1.5%	27	1.2%	164	1.6%	
Hispanic Asian	18	2.2%	29	1.3%	66	0.7%	
Hispanic Hawaiian or Pacific Islander	1	0.1%	2	-	13	0.1%	
Hispanic Other Race	138	16.8%	387	16.7%	2,077	20.7%	
Hispanic Two or More Races	323	39.3%	887	38.1%	3,667	36.5%	
Not Hispanic or Latino Population (2020)	25,220	96.5%	70,658	96.4%	237,087	95.4%	
Hispanic or Latino Population (2020)	925	3.5%	2,614	3.6%	11,302	4.6%	
Not Hispanic or Latino Population (2010)	23,368	97.8%	68,191	97.8%	235,847	96.9%	
Hispanic or Latino Population (2010)	525	2.2%	1,568	2.2%	7,529	3.1%	
Not Hispanic or Latino Population (2029)	23,123	95.7%	65,350	95.8%	225,060	95.1%	
Hispanic or Latino Population (2029)	1,039	4.3%	2,876	4.2%	11,601	4.9%	
Projected Annual Growth (2024-2029)	217	5.3%	550	4.7%	1,544	3.1%	
Historical Annual Growth (2010-2020)	400	7.6%	1,045	6.7%	3,773	5.0%	

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Calculated using Weighted Block Centroid from Block Groups



Lat/Lon: 43.1851/-76.2276

Marketfair North							
Clay, NY 13041							
	3 mi radius		5 mi radius		10 mi radius		
Total Age Distribution (2024)							
Total Population	24,858		70,202		243,065		
Age Under 5 Years	1,403	5.6%	3,798	5.4%	13,523	5.6%	
Age 5 to 9 Years	1,437	5.8%	4,266	6.1%	14,670	6.0%	
Age 10 to 14 Years	1,456	5.9%	4,299	6.1%	14,649	6.0%	
Age 15 to 19 Years	1,411	5.7%	3,789	5.4%	13,107	5.4%	
Age 20 to 24 Years	1,086	4.4%	3,286	4.7%	11,853	4.9%	
Age 25 to 29 Years	1,299	5.2%	4,056	5.8%	15,862	6.5%	
Age 30 to 34 Years	1,639	6.6%	4,665	6.6%	17,311	7.1%	
Age 35 to 39 Years	1,846	7.4%	4,972	7.1%	16,905	7.0%	
Age 40 to 44 Years	1,649	6.6%	4,640	6.6%	15,428	6.3%	
Age 45 to 49 Years	1,460	5.9%	4,061	5.8%	13,589	5.6%	
Age 50 to 54 Years	1,717	6.9%	4,675	6.7%	15,521	6.4%	
Age 55 to 59 Years	1,807	7.3%	4,996	7.1%	16,625	6.8%	
Age 60 to 64 Years	1,857	7.5%	5,126	7.3%	17,061	7.0%	
Age 65 to 69 Years	1,704	6.9%	4,647	6.6%	15,138	6.2%	
Age 70 to 74 Years	1,391	5.6%	3,793	5.4%	12,482	5.1%	
Age 75 to 79 Years	891	3.6%	2,531	3.6%	8,843	3.6%	
Age 80 to 84 Years	507	2.0%	1,495	2.1%	5,444	2.2%	
Age 85 Years or Over	297	1.2%	1,107	1.6%	5,054	2.1%	
Median Age	41.8		41.8		41.0		
Age 19 Years or Less	5,707	23.0%	16,153	23.0%	55,950	23.0%	
Age 20 to 64 Years	14,361	57.8%	40,477	57.7%	140,155	57.7%	
Age 65 Years or Over	4,790	19.3%	13,572	19.3%	46,960	19.3%	
Female Age Distribution (2024)							
Female Population	12,729	51.2%	35,895	51.1%	123,753	50.9%	
Age Under 5 Years	691	5.4%	1,865	5.2%	6,708	5.4%	
Age 5 to 9 Years	697	5.5%	2,057	5.7%	7,164	5.8%	
Age 10 to 14 Years	685	5.4%	2,086	5.8%	7,041	5.7%	
Age 15 to 19 Years	682	5.4%	1,828	5.1%	6,390	5.2%	
Age 20 to 24 Years	515	4.0%	1,621	4.5%	5,837	4.7%	
Age 25 to 29 Years	636	5.0%	2,038	5.7%	8,093	6.5%	
Age 30 to 34 Years	849	6.7%	2,373	6.6%	8,691	7.0%	
Age 35 to 39 Years	916	7.2%	2,556	7.1%	8,486	6.9%	
Age 40 to 44 Years	860	6.8%	2,357	6.6%	7,865	6.4%	
Age 45 to 49 Years	750	5.9%	2,087	5.8%	6,955	5.6%	
Age 50 to 54 Years	896	7.0%	2,441	6.8%	7,890	6.4%	
Age 55 to 59 Years	951	7.5%	2,611	7.3%	8,589	6.9%	
Age 60 to 64 Years	966	7.6%	2,712	7.6%	8,823	7.1%	
Age 65 to 69 Years	895	7.0%	2,455	6.8%	7,967	6.4%	
Age 70 to 74 Years	753	5.9%	2,069	5.8%	6,765	5.5%	
Age 75 to 79 Years	502	3.9%	1,384	3.9%	4,853	3.9%	
Age 80 to 84 Years	295	2.3%	813	2.3%	3,028	2.4%	
Age 85 Years or Over	189	1.5%	542	1.5%	2,606	2.1%	
Female Median Age	43.3		42.8		42.0		
Age 19 Years or Less	2,755	21.6%	7,836	21.8%	27,303	22.1%	
Age 20 to 64 Years	7,339	57.7%	20,796	57.9%	71,230	57.6%	
Age 65 Years or Over	2,635	20.7%	7,263	20.2%	25,220	20.4%	

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2010-2020 Census, 2024 Estimates with 2029 Projections  
Calculated using Weighted Block Centroid from Block Groups



Lat/Lon: 43.1851/-76.2276

Marketfair North		3 mi radius		5 mi radius		10 mi radius	
Clay, NY 13041							
Male Age Distribution (2024)							
Male Population		12,129	48.8%	34,307	48.9%	119,312	49.1%
Age Under 5 Years		712	5.9%	1,934	5.6%	6,816	5.7%
Age 5 to 9 Years		740	6.1%	2,209	6.4%	7,506	6.3%
Age 10 to 14 Years		771	6.4%	2,213	6.5%	7,608	6.4%
Age 15 to 19 Years		728	6.0%	1,961	5.7%	6,717	5.6%
Age 20 to 24 Years		571	4.7%	1,666	4.9%	6,015	5.0%
Age 25 to 29 Years		663	5.5%	2,018	5.9%	7,769	6.5%
Age 30 to 34 Years		790	6.5%	2,292	6.7%	8,620	7.2%
Age 35 to 39 Years		931	7.7%	2,416	7.0%	8,419	7.1%
Age 40 to 44 Years		789	6.5%	2,283	6.7%	7,562	6.3%
Age 45 to 49 Years		710	5.9%	1,975	5.8%	6,634	5.6%
Age 50 to 54 Years		821	6.8%	2,234	6.5%	7,631	6.4%
Age 55 to 59 Years		856	7.1%	2,385	7.0%	8,036	6.7%
Age 60 to 64 Years		892	7.4%	2,413	7.0%	8,238	6.9%
Age 65 to 69 Years		809	6.7%	2,192	6.4%	7,171	6.0%
Age 70 to 74 Years		638	5.3%	1,723	5.0%	5,717	4.8%
Age 75 to 79 Years		388	3.2%	1,147	3.3%	3,990	3.3%
Age 80 to 84 Years		212	1.8%	682	2.0%	2,416	2.0%
Age 85 Years or Over		108	0.9%	565	1.6%	2,447	2.1%
Male Median Age		40.3		40.7		40.0	
Age 19 Years or Less		2,952	24.3%	8,317	24.2%	28,647	24.0%
Age 20 to 64 Years		7,022	57.9%	19,681	57.4%	68,925	57.8%
Age 65 Years or Over		2,156	17.8%	6,309	18.4%	21,740	18.2%
Males per 100 Females (2024)							
Overall Comparison		95		96		96	
Age Under 5 Years		103	50.8%	104	50.9%	102	50.4%
Age 5 to 9 Years		106	51.5%	107	51.8%	105	51.2%
Age 10 to 14 Years		113	52.9%	106	51.5%	108	51.9%
Age 15 to 19 Years		107	51.6%	107	51.8%	105	51.2%
Age 20 to 24 Years		111	52.5%	103	50.7%	103	50.7%
Age 25 to 29 Years		104	51.0%	99	49.8%	96	49.0%
Age 30 to 34 Years		93	48.2%	97	49.1%	99	49.8%
Age 35 to 39 Years		102	50.4%	95	48.6%	99	49.8%
Age 40 to 44 Years		92	47.8%	97	49.2%	96	49.0%
Age 45 to 49 Years		95	48.6%	95	48.6%	95	48.8%
Age 50 to 54 Years		92	47.8%	91	47.8%	97	49.2%
Age 55 to 59 Years		90	47.4%	91	47.7%	94	48.3%
Age 60 to 64 Years		92	48.0%	89	47.1%	93	48.3%
Age 65 to 69 Years		90	47.5%	89	47.2%	90	47.4%
Age 70 to 74 Years		85	45.9%	83	45.4%	85	45.8%
Age 75 to 79 Years		77	43.6%	83	45.3%	82	45.1%
Age 80 to 84 Years		72	41.9%	84	45.6%	80	44.4%
Age 85 Years or Over		57	36.4%	104	51.0%	94	48.4%
Age 19 Years or Less		107	51.7%	106	51.5%	105	51.2%
Age 20 to 39 Years		101	50.3%	98	49.4%	99	49.8%
Age 40 to 64 Years		92	47.9%	92	48.0%	95	48.7%
Age 65 Years or Over		82	45.0%	87	46.5%	86	46.3%

## Complete Profile

2010-2020 Census, 2024 Estimates with 2029 Projections  
Calculated using Weighted Block Centroid from Block Groups



Lat/Lon: 43.1851/-76.2276

Marketfair North							
Clay, NY 13041		3 mi radius		5 mi radius		10 mi radius	
Household Type (2024)							
Total Households	10,283		29,551		105,995		
Households with Children	2,480	24.1%	7,100	24.0%	24,569	23.2%	
Average Household Size	2.4		2.4		2.3		
Household Density per Square Mile	364		376		338		
Population Family	18,103	72.8%	50,741	72.3%	171,205	70.4%	
Population Non-Family	6,735	27.1%	19,095	27.2%	69,677	28.7%	
Population Group Quarters	20	-	367	0.5%	2,184	0.9%	
Family Households	5,648	54.9%	15,985	54.1%	54,247	51.2%	
Married Couple Households	4,407	78.0%	12,170	76.1%	36,932	68.1%	
Other Family Households with Children	1,242	22.0%	3,815	23.9%	17,315	31.9%	
Family Households with Children	2,476	43.8%	7,090	44.4%	24,537	45.2%	
Married Couple with Children	1,887	76.2%	5,114	72.1%	15,172	61.8%	
Other Family Households with Children	588	23.8%	1,977	27.9%	9,366	38.2%	
Family Households No Children	3,173	56.2%	8,894	55.6%	29,709	54.8%	
Married Couple No Children	2,519	79.4%	7,056	79.3%	21,761	73.2%	
Other Family Households No Children	653	20.6%	1,838	20.7%	7,949	26.8%	
Non-Family Households	4,635	45.1%	13,567	45.9%	51,748	48.8%	
Non-Family Households with Children	4	-	9	-	31	-	
Non-Family Households No Children	4,630	99.9%	13,557	99.9%	51,717	99.9%	
Average Family Household Size	3.2		3.2		3.2		
Average Family Income	\$152,628		\$150,679		\$126,235		
Median Family Income	\$126,285		\$121,534		\$102,318		
Average Non-Family Household Size	1.5		1.4		1.3		
Marital Status (2024)							
Population Age 15 Years or Over	20,562		57,839		200,223		
Never Married	6,133	29.8%	18,764	32.4%	69,186	34.6%	
Currently Married	10,739	52.2%	28,636	49.5%	87,952	43.9%	
Previously Married	3,689	17.9%	10,439	18.0%	43,085	21.5%	
Separated	572	15.5%	1,559	14.9%	7,354	17.1%	
Widowed	938	25.4%	2,594	24.8%	10,584	24.6%	
Divorced	2,179	59.1%	6,285	60.2%	25,146	58.4%	
Educational Attainment (2024)							
Adult Population Age 25 Years or Over	18,065		50,763		175,263		
Elementary (Grade Level 0 to 8)	340	1.9%	1,008	2.0%	5,234	3.0%	
Some High School (Grade Level 9 to 11)	613	3.4%	2,149	4.2%	9,611	5.5%	
High School Graduate	4,134	22.9%	11,121	21.9%	47,419	27.1%	
Some College	2,842	15.7%	7,963	15.7%	30,462	17.4%	
Associate Degree Only	2,638	14.6%	7,651	15.1%	24,818	14.2%	
Bachelor Degree Only	4,255	23.6%	12,083	23.8%	34,337	19.6%	
Graduate Degree	3,243	18.0%	8,789	17.3%	23,381	13.3%	
Any College (Some College or Higher)	12,978	71.8%	36,486	71.9%	112,999	64.5%	
College Degree + (Bachelor Degree or Higher)	7,498	41.5%	20,872	41.1%	57,719	32.9%	



## Complete Profile

2010-2020 Census, 2024 Estimates with 2029 Projections  
Calculated using Weighted Block Centroid from Block Groups



Lat/Lon: 43.1851/-76.2276

Marketfair North							
Clay, NY 13041		3 mi radius		5 mi radius		10 mi radius	
Housing							
Total Housing Units (2024)		10,817		31,237		113,388	
Total Housing Units (2020)		10,773		31,298		113,162	
Historical Annual Growth (2020-2024)		44 -		-61 -		226 -	
Housing Units Occupied (2024)		10,283 95.1%		29,551 94.6%		105,995 93.5%	
Housing Units Owner-Occupied		8,040 78.2%		21,177 71.7%		67,578 63.8%	
Housing Units Renter-Occupied		2,242 21.8%		8,374 28.3%		38,417 36.2%	
Housing Units Vacant (2024)		534 4.9%		1,686 5.4%		7,393 6.5%	
Household Size (2024)							
Total Households		10,283		29,551		105,995	
1 Person Households		4,051 39.4%		11,681 39.5%		44,549 42.0%	
2 Person Households		4,603 44.8%		12,770 43.2%		40,656 38.4%	
3 Person Households		796 7.7%		2,416 8.2%		9,832 9.3%	
4 Person Households		552 5.4%		1,702 5.8%		6,458 6.1%	
5 Person Households		191 1.9%		695 2.4%		2,821 2.7%	
6 Person Households		57 0.6%		188 0.6%		1,066 1.0%	
7 or More Person Households		32 0.3%		99 0.3%		613 0.6%	
Household Income Distribution (2024)							
HH Income \$200,000 or More		1,121 10.9%		3,491 11.8%		8,737 8.2%	
HH Income \$150,000 to \$199,999		1,219 11.9%		3,360 11.4%		9,455 8.9%	
HH Income \$125,000 to \$149,999		1,153 11.2%		2,831 9.6%		8,037 7.6%	
HH Income \$100,000 to \$124,999		1,054 10.3%		3,331 11.3%		11,124 10.5%	
HH Income \$75,000 to \$99,999		1,440 14.0%		4,212 14.3%		14,300 13.5%	
HH Income \$50,000 to \$74,999		1,832 17.8%		4,616 15.6%		17,605 16.6%	
HH Income \$35,000 to \$49,999		802 7.8%		2,498 8.5%		11,249 10.6%	
HH Income \$25,000 to \$34,999		615 6.0%		1,705 5.8%		7,792 7.4%	
HH Income \$15,000 to \$24,999		357 3.5%		1,555 5.3%		7,617 7.2%	
HH Income \$10,000 to \$14,999		142 1.4%		474 1.6%		3,371 3.2%	
HH Income Under \$10,000		548 5.3%		1,479 5.0%		6,708 6.3%	
Household Vehicles (2024)							
Households 0 Vehicles Available		604 5.9%		1,853 6.3%		11,751 11.1%	
Households 1 Vehicle Available		3,504 34.1%		10,798 36.5%		41,507 39.2%	
Households 2 Vehicles Available		4,592 44.7%		12,301 41.6%		39,008 36.8%	
Households 3 or More Vehicles Available		1,583 15.4%		4,599 15.6%		13,728 13.0%	
Total Vehicles Available		17,930		50,676		165,081	
Average Vehicles per Household		1.7		1.7		1.6	
Owner-Occupied Household Vehicles		15,206 84.8%		40,859 80.6%		125,333 75.9%	
Average Vehicles per Owner-Occupied Household		1.9		1.9		1.9	
Renter-Occupied Household Vehicles		2,724 15.2%		9,817 19.4%		39,748 24.1%	
Average Vehicles per Renter-Occupied Household		1.2		1.2		1.0	
Travel Time (2024)							
Worker Base Age 16 years or Over		12,658		35,889		118,724	
Travel to Work in 14 Minutes or Less		2,729 21.6%		7,754 21.6%		32,702 27.5%	
Travel to Work in 15 to 29 Minutes		5,712 45.1%		17,022 47.4%		53,254 44.9%	
Travel to Work in 30 to 59 Minutes		1,772 14.0%		4,829 13.5%		14,496 12.2%	
Travel to Work in 60 Minutes or More		494 3.9%		1,219 3.4%		3,818 3.2%	
Work at Home		1,951 15.4%		5,065 14.1%		14,454 12.2%	
Average Minutes Travel to Work		20.8		20.3		18.7	

## Complete Profile

2010-2020 Census, 2024 Estimates with 2029 Projections  
Calculated using Weighted Block Centroid from Block Groups



Lat/Lon: 43.1851/-76.2276

Marketfair North							
Clay, NY 13041							
	3 mi radius		5 mi radius		10 mi radius		
Transportation To Work (2024)							
Worker Base Age 16 years or Over	12,658		35,889		118,724		
Drive to Work Alone	9,451	74.7%	26,692	74.4%	88,127	74.2%	
Drive to Work in Carpool	848	6.7%	2,703	7.5%	9,632	8.1%	
Travel to Work by Public Transportation	133	1.1%	477	1.3%	2,368	2.0%	
Drive to Work on Motorcycle	1	-	2	-	32	-	
Bicycle to Work	39	0.3%	179	0.5%	432	0.4%	
Walk to Work	171	1.4%	580	1.6%	2,866	2.4%	
Other Means	63	0.5%	192	0.5%	813	0.7%	
Work at Home	1,951	15.4%	5,065	14.1%	14,454	12.2%	
Daytime Demographics (2024)							
Total Businesses	493		1,374		8,079		
Total Employees	5,193		14,490		103,766		
Company Headquarter Businesses	12	2.3%	58	4.2%	371	4.6%	
Company Headquarter Employees	663	12.8%	1,946	13.4%	16,164	15.6%	
Employee Population per Business	10.5	to 1	10.5	to 1	12.8	to 1	
Residential Population per Business	50.4	to 1	51.1	to 1	30.1	to 1	
Adj. Daytime Demographics Age 16 Years or Over	12,454		35,131		181,855		
Labor Force							
Labor Population Age 16 Years or Over (2024)	20,257		57,041		197,462		
Labor Force Total Males (2024)	9,757	48.2%	27,554	48.3%	96,046	48.6%	
Male Civilian Employed	6,608	67.7%	18,602	67.5%	61,756	64.3%	
Male Civilian Unemployed	156	1.6%	508	1.8%	2,642	2.8%	
Males in Armed Forces	9	-	118	0.4%	372	0.4%	
Males Not in Labor Force	2,984	30.6%	8,325	30.2%	31,276	32.6%	
Labor Force Total Females (2024)	10,499	51.8%	29,487	51.7%	101,416	51.4%	
Female Civilian Employed	6,371	60.7%	17,668	59.9%	57,175	56.4%	
Female Civilian Unemployed	190	1.8%	709	2.4%	2,133	2.1%	
Females in Armed Forces	8	-	12	-	70	-	
Females Not in Labor Force	3,930	37.4%	11,099	37.6%	42,038	41.5%	
Unemployment Rate	347	1.7%	1,217	2.1%	4,775	2.4%	
Occupation (2024)							
Occupation Population Age 16 Years or Over	12,658		35,889		118,724		
Occupation Total Males	6,436	50.8%	18,399	51.3%	61,684	52.0%	
Occupation Total Females	6,221	49.2%	17,489	48.7%	57,040	48.0%	
Management, Business, Financial Operations	2,593	20.5%	6,828	19.0%	19,592	16.5%	
Professional, Related	4,043	31.9%	11,642	32.4%	34,468	29.0%	
Service	1,479	11.7%	4,659	13.0%	18,724	15.8%	
Sales, Office	2,662	21.0%	7,318	20.4%	23,595	19.9%	
Farming, Fishing, Forestry	8	-	15	-	125	0.1%	
Construction, Extraction, Maintenance	653	5.2%	1,745	4.9%	6,947	5.9%	
Production, Transport, Material Moving	1,221	9.6%	3,681	10.3%	15,274	12.9%	
White Collar Workers	9,298	73.5%	25,789	71.9%	77,655	65.4%	
Blue Collar Workers	3,360	26.5%	10,100	28.1%	41,069	34.6%	

## Complete Profile

2010-2020 Census, 2024 Estimates with 2029 Projections  
Calculated using Weighted Block Centroid from Block Groups



Lat/Lon: 43.1851/-76.2276

Marketfair North		3 mi radius		5 mi radius		10 mi radius	
Clay, NY 13041							
Units In Structure (2024)							
Total Units	10,283		29,551		105,995		
1 Detached Unit	7,504	73.0%	20,256	68.5%	66,074	62.3%	
1 Attached Unit	573	5.6%	1,354	4.6%	4,265	4.0%	
2 Units	352	3.4%	1,205	4.1%	6,850	6.5%	
3 to 4 Units	241	2.3%	1,096	3.7%	5,205	4.9%	
5 to 9 Units	305	3.0%	1,400	4.7%	5,887	5.6%	
10 to 19 Units	360	3.5%	1,505	5.1%	5,637	5.3%	
20 to 49 Units	503	4.9%	1,346	4.6%	5,372	5.1%	
50 or More Units	321	3.1%	1,100	3.7%	5,271	5.0%	
Mobile Home or Trailer	123	1.2%	289	1.0%	1,428	1.3%	
Other Structure	-	-	-	-	6	-	
Homes Built By Year (2024)							
Homes Built 2020 or later	56	0.5%	180	0.6%	698	0.6%	
Homes Built 2010 to 2019	1,109	10.3%	2,467	7.9%	6,011	5.3%	
Homes Built 2000 to 2009	1,057	9.8%	2,826	9.0%	7,436	6.6%	
Homes Built 1990 to 1999	1,040	9.6%	3,126	10.0%	8,247	7.3%	
Homes Built 1980 to 1989	2,317	21.4%	5,389	17.3%	12,344	10.9%	
Homes Built 1970 to 1979	1,980	18.3%	5,995	19.2%	15,317	13.5%	
Homes Built 1960 to 1969	1,142	10.6%	3,930	12.6%	13,741	12.1%	
Homes Built 1950 to 1959	660	6.1%	2,446	7.8%	16,068	14.2%	
Homes Built 1940 to 1949	218	2.0%	859	2.7%	6,701	5.9%	
Homes Built Before 1939	704	6.5%	2,333	7.5%	19,432	17.1%	
Median Age of Homes	43.8	yrs	46.6	yrs	56.1	yrs	
Home Values (2024)							
Owner Specified Housing Units	8,040		21,177		67,578		
Home Values \$1,000,000 or More	59	0.7%	140	0.7%	420	0.6%	
Home Values \$750,000 to \$999,999	75	0.9%	170	0.8%	498	0.7%	
Home Values \$500,000 to \$749,999	189	2.4%	510	2.4%	1,431	2.1%	
Home Values \$400,000 to \$499,999	374	4.7%	1,346	6.4%	3,073	4.5%	
Home Values \$300,000 to \$399,999	823	10.2%	2,392	11.3%	6,210	9.2%	
Home Values \$250,000 to \$299,999	831	10.3%	2,074	9.8%	5,632	8.3%	
Home Values \$200,000 to \$249,999	1,543	19.2%	3,804	18.0%	10,116	15.0%	
Home Values \$175,000 to \$199,999	831	10.3%	2,349	11.1%	6,005	8.9%	
Home Values \$150,000 to \$174,999	1,422	17.7%	3,511	16.6%	10,906	16.1%	
Home Values \$125,000 to \$149,999	687	8.5%	1,774	8.4%	7,146	10.6%	
Home Values \$100,000 to \$124,999	494	6.1%	1,226	5.8%	6,231	9.2%	
Home Values \$90,000 to \$99,999	115	1.4%	367	1.7%	2,447	3.6%	
Home Values \$80,000 to \$89,999	214	2.7%	428	2.0%	2,417	3.6%	
Home Values \$70,000 to \$79,999	56	0.7%	167	0.8%	1,055	1.6%	
Home Values \$60,000 to \$69,999	70	0.9%	194	0.9%	1,160	1.7%	
Home Values \$50,000 to \$59,999	36	0.5%	84	0.4%	401	0.6%	
Home Values \$35,000 to \$49,999	58	0.7%	123	0.6%	626	0.9%	
Home Values \$25,000 to \$34,999	18	0.2%	48	0.2%	210	0.3%	
Home Values \$10,000 to \$24,999	87	1.1%	329	1.6%	1,064	1.6%	
Home Values Under \$10,000	57	0.7%	141	0.7%	532	0.8%	
Owner-Occupied Median Home Value	\$206,036		\$211,642		\$184,815		
Renter-Occupied Median Rent	\$1,225		\$1,026		\$905		