MARKETFAIR NORTH

4100 - 4160 Route 31, Clay, NY 13041

THUR RETAIL
Thur & Associates
Commercial Real Estate Brokerage

Marketfair North

PROPERTY HIGHLIGHTS

- RETAIL SPACE AVAILABLE: 1,166 SF

- Available Plug and Play 6,593 SF Auto use with 10 bays.
  or converted into a Restaurant - Brewery

- 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:

BERT'S BIKES & FITNESS   JOANN

Staples   FLEET FEET

AMERICAN FREIGHT FURNITURE - MATTRESS   EARTHWISE Pet Nutrition Center & Wellness Spa

POPULATION		CARS PER DAY	AV. HH INCOME		EMPLOYEES	
3 Mi	26,275	Highway 31: 22,591	3 Mi	$125,005	3 Mi	5,246
5 Mi	72,194	Highway 481: 29,250	5 Mi	$121,959	5 Mi	14,435
10Mi	247,240		10Mi	$104,942	10Mi	103,836

last updated: 01/05/24   P. 1

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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 thed 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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Great northern mall closed before a $250M redevelopment starts

CATHERINES · FAMOUS footwear · Starbucks · Price Chopper
THE HOME DEPOT · PETSMART · KOHL'S · TARGET
T·J·maxx · CVS pharmacy

McDonald's · Friendly's · SALLY BEAUTY
SportClips · ME Massage Envy · DOLLAR TREE
GNC LIVE WELL · orangetheory FITNESS

Valvoline · M&T Bank · KeyBank · AT&T

BJ's

SUBWAY · DUNKIN'

MARKETFAIR NORTH
JOANN · EARTHWISE Pet Nutrition Center & Wellness Spa
Staples · FLEET FEET
AMERICAN FREIGHT FURNITURE - MATTRESS · BERT'S BIKES & FITNESS

BARNES & NOBLE · SMOKEY BONES Bar & Fire Grill
OUTBACK STEAKHOUSE · Chili's · LONGHORN STEAKHOUSE
Hampton by Hilton · Burlington

verizon · CHIPOTLE MEXICAN GRILL · Lowe's
HOBBY LOBBY

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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 & Joes' Pizza

EARTHWISE Pet
Nutrition Center & Wellness Spa
300a

300b: Microgame Play

■ Available

615: Available 1,166 SF

Waterboard Road

GREAT NORTHERN MALL

STATE ROUTE 31

100A | 200
100B
100C
100D
110
JOANN
120
130

300a
300b

PYLON SIGN

400
Revolve Dance Academy
500A
500
FLEET FEET

600
Wrap it up Express
610 Edible arrangements
615 1,166SF
6,366 SF
620B
BERT'S BIKES & FITNESS

700
AMERICAN FREIGHT FURNITURE - MATTRESS

Loading dock

800

Staples

6,593 SF

1000

PYLON SIGN

1100
LARGER THAN LIFE Toys & Comics

901 Music & Arts
902 DYNAMIC
903 Medical Marijuana
904
RE/MAX

1000: Available 6,593 SF

HIGHWAY 481

Would be an ideal Restaurant!

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
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	**Available**	**former Hickory Farm**	**1,166**
620	Bert's Bikes	Bike Store	6,366
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	Dynamic Health & Fitness	Fitness	2,838
903	Medical Marijuana	Medical Marijuana	2,631
904	Remax Realty Plus	Real Estate	2,583
1000	**Available**	**Former Tire Shop**	**6,593**
1100	Larger Than Life	Toy Store	8,775
		TOTAL GLA	136,965

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Space available

last updated: 01/05/24   P. 7

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Space 1000 former auto use available - 6,593 SF

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LEASING CONTACT

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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, 2023 Estimates with 2028 Projections
Calculated using Weighted Block Centroid from Block Groups

THUR RETAIL
Thur & Associates
Commercial Real Estate Brokerage

Lat/Lon: 43.1845/-76.228

Marketfair North 4148 NY-31, Clay, NY 13041	3 mi radius		5 mi radius		10 mi radius	
Total Annual Consumer Expenditure (2023)						
Total Household Expenditure	$935.8 M		$2.51 B		$7.8 B	
Total Non-Retail Expenditure	$496 M		$1.33 B		$4.13 B	
Total Retail Expenditure	$439.8 M		$1.18 B		$3.67 B	
Apparel	$33.37 M		$89.67 M		$275.92 M	
Contributions	$32.14 M		$85.65 M		$259.65 M	
Education	$30.58 M		$81.95 M		$241.34 M	
Entertainment	$54.01 M		$144.65 M		$444.4 M	
Food and Beverages	$136.06 M		$365.6 M		$1.14 B	
Furnishings and Equipment	$33.56 M		$89.78 M		$276.21 M	
Gifts	$24.58 M		$65.45 M		$196.14 M	
Health Care	$77.59 M		$207.63 M		$656.46 M	
Household Operations	$37.36 M		$100.04 M		$308.4 M	
Miscellaneous Expenses	$17.88 M		$47.87 M		$148.59 M	
Personal Care	$12.59 M		$33.77 M		$104.97 M	
Personal Insurance	$6.94 M		$18.53 M		$55.88 M	
Reading	$2.07 M		$5.53 M		$17.17 M	
Shelter	$196.53 M		$527.46 M		$1.64 B	
Tobacco	$5.09 M		$13.73 M		$45.47 M	
Transportation	$169.27 M		$454.41 M		$1.41 B	
Utilities	$66.16 M		$177.78 M		$566.83 M	
Monthly Household Consumer Expenditure (2023)						
Total Household Expenditure	$6,935		$6,771		$6,058	
Total Non-Retail Expenditure	$3,676	53.0%	$3,588	53.0%	$3,206	52.9%
Total Retail Expenditures	$3,259	47.0%	$3,184	47.0%	$2,852	47.1%
Apparel	$247	3.6%	$242	3.6%	$214	3.5%
Contributions	$238	3.4%	$231	3.4%	$202	3.3%
Education	$227	3.3%	$221	3.3%	$187	3.1%
Entertainment	$400	5.8%	$390	5.8%	$345	5.7%
Food and Beverages	$1,008	14.5%	$987	14.6%	$888	14.7%
Furnishings and Equipment	$249	3.6%	$242	3.6%	$215	3.5%
Gifts	$182	2.6%	$177	2.6%	$152	2.5%
Health Care	$575	8.3%	$560	8.3%	$510	8.4%
Household Operations	$277	4.0%	$270	4.0%	$240	4.0%
Miscellaneous Expenses	$133	1.9%	$129	1.9%	$115	1.9%
Personal Care	$93	1.3%	$91	1.3%	$82	1.3%
Personal Insurance	$51	0.7%	$50	0.7%	$43	0.7%
Reading	$15	0.2%	$15	0.2%	$13	0.2%
Shelter	$1,457	21.0%	$1,423	21.0%	$1,277	21.1%
Tobacco	$38	0.5%	$37	0.5%	$35	0.6%
Transportation	$1,254	18.1%	$1,226	18.1%	$1,098	18.1%
Utilities	$490	7.1%	$480	7.1%	$440	7.3%

Complete Profile

2010-2020 Census, 2023 Estimates with 2028 Projections
Calculated using Weighted Block Centroid from Block Groups

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Lat/Lon: 43.1845/-76.228

Marketfair North 4148 NY-31, Clay, NY 13041	3 mi radius		5 mi radius		10 mi radius	
Population						
Estimated Population (2023)	26,275		72,534		247,240	
Projected Population (2028)	28,751		75,194		243,688	
Census Population (2020)	26,118		72,986		249,760	
Census Population (2010)	23,874		69,514		244,721	
Projected Annual Growth (2023-2028)	2,476	1.9%	2,660	0.7%	-3,552	-0.3%
Historical Annual Growth (2020-2023)	157	-	-452	-0.2%	-2,520	-0.3%
Historical Annual Growth (2010-2020)	2,245	0.9%	3,472	0.5%	5,039	0.2%
Estimated Population Density (2023)	930	psm	924	psm	787	psm
Trade Area Size	28.3	sq mi	78.5	sq mi	314.0	sq mi
Households						
Estimated Households (2023)	11,244		30,883		107,286	
Projected Households (2028)	12,598		32,605		107,577	
Census Households (2020)	10,324		29,690		106,310	
Census Households (2010)	9,129		27,441		101,729	
Projected Annual Growth (2023-2028)	1,354	2.4%	1,722	1.1%	292	-
Historical Annual Change (2010-2023)	2,115	1.8%	3,443	1.0%	5,557	0.4%
Average Household Income						
Estimated Average Household Income (2023)	$125,005		$121,959		$104,942	
Projected Average Household Income (2028)	$120,874		$125,626		$114,067	
Census Average Household Income (2010)	$79,161		$77,275		$61,474	
Census Average Household Income (2000)	$63,081		$61,780		$50,769	
Projected Annual Change (2023-2028)	-$4,130	-0.7%	$3,667	0.6%	$9,125	1.7%
Historical Annual Change (2000-2023)	$61,924	4.3%	$60,179	4.2%	$54,172	4.6%
Median Household Income						
Estimated Median Household Income (2023)	$98,892		$95,685		$79,150	
Projected Median Household Income (2028)	$98,760		$96,812		$80,574	
Census Median Household Income (2010)	$73,453		$68,274		$53,111	
Census Median Household Income (2000)	$57,111		$54,340		$43,280	
Projected Annual Change (2023-2028)	-$132	-	$1,127	0.2%	$1,424	0.4%
Historical Annual Change (2000-2023)	$41,782	3.2%	$41,345	3.3%	$35,870	3.6%
Per Capita Income						
Estimated Per Capita Income (2023)	$53,505		$51,967		$45,605	
Projected Per Capita Income (2028)	$52,973		$54,512		$50,424	
Census Per Capita Income (2010)	$30,248		$30,489		$25,554	
Census Per Capita Income (2000)	$22,678		$23,053		$20,587	
Projected Annual Change (2023-2028)	-$532	-0.2%	$2,545	1.0%	$4,819	2.1%
Historical Annual Change (2000-2023)	$30,827	5.9%	$28,915	5.5%	$25,019	5.3%
Estimated Average Household Net Worth (2023)	$1.06 M		$1.08 M		$826,707	

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Marketfair North 4148 NY-31, Clay, NY 13041	3 mi radius		5 mi radius		10 mi radius	
Race and Ethnicity						
Total Population (2023)	26,275		72,534		247,240	
White (2023)	22,313	84.9%	61,172	84.3%	201,121	81.3%
Black or African American (2023)	1,699	6.5%	4,872	6.7%	20,858	8.4%
American Indian or Alaska Native (2023)	79	0.3%	241	0.3%	1,099	0.4%
Asian (2023)	837	3.2%	2,348	3.2%	9,048	3.7%
Hawaiian or Pacific Islander (2023)	3	-	16	-	55	-
Other Race (2023)	206	0.8%	588	0.8%	2,648	1.1%
Two or More Races (2023)	1,137	4.3%	3,297	4.5%	12,411	5.0%
Population < 18 (2023)	5,241	19.9%	14,817	20.4%	49,592	20.1%
White Not Hispanic	4,644	88.6%	12,955	87.4%	41,109	82.9%
Black or African American	187	3.6%	675	4.6%	3,418	6.9%
Asian	124	2.4%	390	2.6%	1,772	3.6%
Other Race Not Hispanic	133	2.5%	390	2.6%	1,657	3.3%
Hispanic	154	2.9%	407	2.7%	1,635	3.3%
Not Hispanic or Latino Population (2023)	25,364	96.5%	69,868	96.3%	236,032	95.5%
Not Hispanic White	22,070	87.0%	60,460	86.5%	198,098	83.9%
Not Hispanic Black or African American	1,622	6.4%	4,668	6.7%	19,900	8.4%
Not Hispanic American Indian or Alaska Native	60	0.2%	184	0.3%	830	0.4%
Not Hispanic Asian	825	3.3%	2,330	3.3%	8,992	3.8%
Not Hispanic Hawaiian or Pacific Islander	-	-	9	-	33	-
Not Hispanic Other Race	53	0.2%	127	0.2%	387	0.2%
Not Hispanic Two or More Races	735	2.9%	2,090	3.0%	7,792	3.3%
Hispanic or Latino Population (2023)	911	3.5%	2,666	3.7%	11,208	4.5%
Hispanic White	243	26.7%	712	26.7%	3,023	27.0%
Hispanic Black or African American	77	8.5%	204	7.7%	958	8.5%
Hispanic American Indian or Alaska Native	19	2.1%	57	2.1%	269	2.4%
Hispanic Asian	13	1.4%	18	0.7%	57	0.5%
Hispanic Hawaiian or Pacific Islander	3	0.4%	7	0.3%	22	0.2%
Hispanic Other Race	153	16.8%	461	17.3%	2,261	20.2%
Hispanic Two or More Races	403	44.2%	1,206	45.2%	4,619	41.2%
Not Hispanic or Latino Population (2020)	25,192	96.5%	70,376	96.4%	238,352	95.4%
Hispanic or Latino Population (2020)	926	3.5%	2,610	3.6%	11,408	4.6%
Not Hispanic or Latino Population (2010)	23,348	97.8%	67,948	97.7%	237,123	96.9%
Hispanic or Latino Population (2010)	526	2.2%	1,567	2.3%	7,598	3.1%
Not Hispanic or Latino Population (2028)	27,737	96.5%	72,434	96.3%	232,816	95.5%
Hispanic or Latino Population (2028)	1,014	3.5%	2,760	3.7%	10,872	4.5%
Projected Annual Growth (2023-2028)	103	2.3%	94	0.7%	-336	-0.6%
Historical Annual Growth (2010-2020)	400	7.6%	1,044	6.7%	3,810	5.0%

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Marketfair North 4148 NY-31, Clay, NY 13041	3 mi radius		5 mi radius		10 mi radius	
Total Age Distribution (2023)						
Total Population	26,275		72,534		247,240	
Age Under 5 Years	1,149	4.4%	3,653	5.0%	12,900	5.2%
Age 5 to 9 Years	1,444	5.5%	4,143	5.7%	13,780	5.6%
Age 10 to 14 Years	1,681	6.4%	4,443	6.1%	14,346	5.8%
Age 15 to 19 Years	1,407	5.4%	3,826	5.3%	12,881	5.2%
Age 20 to 24 Years	1,214	4.6%	3,620	5.0%	12,926	5.2%
Age 25 to 29 Years	1,437	5.5%	4,584	6.3%	17,091	6.9%
Age 30 to 34 Years	1,944	7.4%	5,396	7.4%	18,202	7.4%
Age 35 to 39 Years	1,972	7.5%	5,459	7.5%	17,844	7.2%
Age 40 to 44 Years	1,911	7.3%	4,982	6.9%	15,909	6.4%
Age 45 to 49 Years	1,631	6.2%	4,337	6.0%	13,683	5.5%
Age 50 to 54 Years	1,868	7.1%	4,837	6.7%	15,795	6.4%
Age 55 to 59 Years	2,138	8.1%	5,495	7.6%	17,124	6.9%
Age 60 to 64 Years	2,110	8.0%	5,542	7.6%	17,776	7.2%
Age 65 to 69 Years	1,686	6.4%	4,581	6.3%	15,951	6.5%
Age 70 to 74 Years	1,383	5.3%	3,589	4.9%	12,527	5.1%
Age 75 to 79 Years	717	2.7%	2,055	2.8%	8,243	3.3%
Age 80 to 84 Years	332	1.3%	1,080	1.5%	4,988	2.0%
Age 85 Years or Over	250	1.0%	912	1.3%	5,273	2.1%
Median Age	41.6		40.7		40.9	
Age 19 Years or Less	5,681	21.6%	16,066	22.1%	53,908	21.8%
Age 20 to 64 Years	16,226	61.8%	44,252	61.0%	146,350	59.2%
Age 65 Years or Over	4,368	16.6%	12,216	16.8%	46,982	19.0%
Female Age Distribution (2023)						
Female Population	13,245	50.4%	36,750	50.7%	125,864	50.9%
Age Under 5 Years	561	4.2%	1,811	4.9%	6,371	5.1%
Age 5 to 9 Years	712	5.4%	2,013	5.5%	6,741	5.4%
Age 10 to 14 Years	794	6.0%	2,146	5.8%	6,875	5.5%
Age 15 to 19 Years	632	4.8%	1,790	4.9%	6,140	4.9%
Age 20 to 24 Years	597	4.5%	1,782	4.8%	6,456	5.1%
Age 25 to 29 Years	739	5.6%	2,328	6.3%	8,564	6.8%
Age 30 to 34 Years	992	7.5%	2,739	7.5%	9,075	7.2%
Age 35 to 39 Years	1,007	7.6%	2,769	7.5%	8,854	7.0%
Age 40 to 44 Years	962	7.3%	2,506	6.8%	7,895	6.3%
Age 45 to 49 Years	840	6.3%	2,234	6.1%	6,936	5.5%
Age 50 to 54 Years	958	7.2%	2,469	6.7%	7,957	6.3%
Age 55 to 59 Years	1,099	8.3%	2,842	7.7%	8,794	7.0%
Age 60 to 64 Years	1,056	8.0%	2,862	7.8%	9,178	7.3%
Age 65 to 69 Years	863	6.5%	2,308	6.3%	8,315	6.6%
Age 70 to 74 Years	716	5.4%	1,857	5.1%	6,695	5.3%
Age 75 to 79 Years	379	2.9%	1,092	3.0%	4,546	3.6%
Age 80 to 84 Years	184	1.4%	602	1.6%	2,953	2.3%
Age 85 Years or Over	155	1.2%	601	1.6%	3,520	2.8%
Female Median Age	42.4		41.6		42.3	
Age 19 Years or Less	2,699	20.4%	7,760	21.1%	26,127	20.8%
Age 20 to 64 Years	8,250	62.3%	22,531	61.3%	73,708	58.6%
Age 65 Years or Over	2,296	17.3%	6,460	17.6%	26,029	20.7%

Complete Profile

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Lat/Lon: 43.1845/-76.228

Marketfair North 4148 NY-31, Clay, NY 13041	3 mi radius		5 mi radius		10 mi radius	
Male Age Distribution (2023)						
Male Population	13,030	49.6%	35,784	49.3%	121,376	49.1%
Age Under 5 Years	587	4.5%	1,843	5.1%	6,529	5.4%
Age 5 to 9 Years	732	5.6%	2,131	6.0%	7,039	5.8%
Age 10 to 14 Years	887	6.8%	2,298	6.4%	7,472	6.2%
Age 15 to 19 Years	775	5.9%	2,036	5.7%	6,742	5.6%
Age 20 to 24 Years	617	4.7%	1,838	5.1%	6,469	5.3%
Age 25 to 29 Years	698	5.4%	2,257	6.3%	8,528	7.0%
Age 30 to 34 Years	952	7.3%	2,657	7.4%	9,127	7.5%
Age 35 to 39 Years	965	7.4%	2,690	7.5%	8,990	7.4%
Age 40 to 44 Years	949	7.3%	2,476	6.9%	8,014	6.6%
Age 45 to 49 Years	791	6.1%	2,103	5.9%	6,747	5.6%
Age 50 to 54 Years	911	7.0%	2,369	6.6%	7,838	6.5%
Age 55 to 59 Years	1,039	8.0%	2,653	7.4%	8,330	6.9%
Age 60 to 64 Years	1,054	8.1%	2,680	7.5%	8,599	7.1%
Age 65 to 69 Years	824	6.3%	2,273	6.4%	7,636	6.3%
Age 70 to 74 Years	668	5.1%	1,732	4.8%	5,832	4.8%
Age 75 to 79 Years	338	2.6%	963	2.7%	3,697	3.0%
Age 80 to 84 Years	148	1.1%	478	1.3%	2,035	1.7%
Age 85 Years or Over	95	0.7%	311	0.9%	1,753	1.4%
Male Median Age	40.8		39.9		39.5	
Age 19 Years or Less	2,981	22.9%	8,307	23.2%	27,782	22.9%
Age 20 to 64 Years	7,976	61.2%	21,721	60.7%	72,642	59.8%
Age 65 Years or Over	2,072	15.9%	5,756	16.1%	20,952	17.3%
Males per 100 Females (2023)						
Overall Comparison	98		97		96	
Age Under 5 Years	105	51.1%	102	50.4%	102	50.6%
Age 5 to 9 Years	103	50.7%	106	51.4%	104	51.1%
Age 10 to 14 Years	112	52.8%	107	51.7%	109	52.1%
Age 15 to 19 Years	123	55.1%	114	53.2%	110	52.3%
Age 20 to 24 Years	103	50.8%	103	50.8%	100	50.1%
Age 25 to 29 Years	94	48.6%	97	49.2%	100	49.9%
Age 30 to 34 Years	96	49.0%	97	49.2%	101	50.1%
Age 35 to 39 Years	96	48.9%	97	49.3%	102	50.4%
Age 40 to 44 Years	99	49.7%	99	49.7%	102	50.4%
Age 45 to 49 Years	94	48.5%	94	48.5%	97	49.3%
Age 50 to 54 Years	95	48.7%	96	49.0%	99	49.6%
Age 55 to 59 Years	95	48.6%	93	48.3%	95	48.6%
Age 60 to 64 Years	100	50.0%	94	48.4%	94	48.4%
Age 65 to 69 Years	95	48.8%	98	49.6%	92	47.9%
Age 70 to 74 Years	93	48.3%	93	48.3%	87	46.6%
Age 75 to 79 Years	89	47.1%	88	46.9%	81	44.8%
Age 80 to 84 Years	80	44.6%	79	44.2%	69	40.8%
Age 85 Years or Over	61	38.1%	52	34.1%	50	33.2%
Age 19 Years or Less	110	52.5%	107	51.7%	106	51.5%
Age 20 to 39 Years	97	49.2%	98	49.5%	101	50.1%
Age 40 to 64 Years	97	49.1%	95	48.7%	97	49.2%
Age 65 Years or Over	90	47.4%	89	47.1%	80	44.6%

Complete Profile

2010-2020 Census, 2023 Estimates with 2028 Projections
Calculated using Weighted Block Centroid from Block Groups

Lat/Lon: 43.1845/-76.228

Marketfair North 4148 NY-31, Clay, NY 13041	3 mi radius		5 mi radius		10 mi radius	
Household Type (2023)						
Total Households	11,244		30,883		107,286	
Households with Children	3,217	28.6%	8,890	28.8%	28,374	26.4%
Average Household Size	2.3		2.3		2.3	
Household Density per Square Mile	398		393		342	
Population Family	21,335	81.2%	58,979	81.3%	190,028	76.9%
Population Non-Family	4,920	18.7%	13,187	18.2%	54,991	22.2%
Population Group Quarters	20	-	368	0.5%	2,222	0.9%
Family Households	7,306	65.0%	19,997	64.7%	63,221	58.9%
Married Couple Households	5,327	72.9%	14,749	73.8%	43,288	68.5%
Other Family Households with Children	1,980	27.1%	5,247	26.2%	19,933	31.5%
Family Households with Children	3,147	43.1%	8,721	43.6%	28,034	44.3%
Married Couple with Children	2,185	69.4%	5,920	67.9%	17,207	61.4%
Other Family Households with Children	962	30.6%	2,801	32.1%	10,827	38.6%
Family Households No Children	4,159	56.9%	11,275	56.4%	35,188	55.7%
Married Couple No Children	3,142	75.5%	8,830	78.3%	26,081	74.1%
Other Family Households No Children	1,018	24.5%	2,446	21.7%	9,107	25.9%
Non-Family Households	3,938	35.0%	10,887	35.3%	44,065	41.1%
Non-Family Households with Children	69	1.8%	169	1.6%	340	0.8%
Non-Family Households No Children	3,869	98.2%	10,718	98.4%	43,724	99.2%
Average Family Household Size	2.9		2.9		3.0	
Average Family Income	$154,518		$144,505		$130,771	
Median Family Income	$124,290		$117,695		$100,434	
Average Non-Family Household Size	1.2		1.2		1.2	
Marital Status (2023)						
Population Age 15 Years or Over	22,001		60,294		206,213	
Never Married	6,577	29.9%	19,473	32.3%	70,872	34.4%
Currently Married	11,403	51.8%	29,867	49.5%	91,096	44.2%
Previously Married	4,021	18.3%	10,954	18.2%	44,245	21.5%
Separated	631	15.7%	1,617	14.8%	7,530	17.0%
Widowed	1,002	24.9%	2,718	24.8%	10,958	24.8%
Divorced	2,388	59.4%	6,618	60.4%	25,757	58.2%
Educational Attainment (2023)						
Adult Population Age 25 Years or Over	19,380		52,848		180,406	
Elementary (Grade Level 0 to 8)	343	1.8%	871	1.6%	4,876	2.7%
Some High School (Grade Level 9 to 11)	712	3.7%	2,243	4.2%	9,989	5.5%
High School Graduate	4,317	22.3%	11,411	21.6%	47,247	26.2%
Some College	3,031	15.6%	8,243	15.6%	31,603	17.5%
Associate Degree Only	2,565	13.2%	7,091	13.4%	24,669	13.7%
Bachelor Degree Only	4,771	24.6%	13,224	25.0%	37,009	20.5%
Graduate Degree	3,640	18.8%	9,765	18.5%	25,014	13.9%
Any College (Some College or Higher)	14,008	72.3%	38,323	72.5%	118,295	65.6%
College Degree + (Bachelor Degree or Higher)	8,411	43.4%	22,989	43.5%	62,023	34.4%

Complete Profile

2010-2020 Census, 2023 Estimates with 2028 Projections
Calculated using Weighted Block Centroid from Block Groups

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Commercial Real Estate Brokerage

Lat/Lon: 43.1845/-76.228

Marketfair North 4148 NY-31, Clay, NY 13041	3 mi radius		5 mi radius		10 mi radius	
Housing						
Total Housing Units (2023)	12,046		33,065		116,342	
Total Housing Units (2020)	10,761		31,149		114,018	
Historical Annual Growth (2020-2023)	1,285	-	1,915	-	2,324	-
Housing Units Occupied (2023)	11,244	93.3%	30,883	93.4%	107,286	92.2%
Housing Units Owner-Occupied	7,565	67.3%	20,322	65.8%	68,607	63.9%
Housing Units Renter-Occupied	3,679	32.7%	10,561	34.2%	38,679	36.1%
Housing Units Vacant (2023)	802	6.7%	2,181	6.6%	9,056	7.8%
Household Size (2023)						
Total Households	11,244		30,883		107,286	
1 Person Households	3,273	29.1%	8,994	29.1%	36,460	34.0%
2 Person Households	4,894	43.5%	11,395	36.9%	37,544	35.0%
3 Person Households	1,375	12.2%	4,573	14.8%	14,573	13.6%
4 Person Households	1,064	9.5%	3,715	12.0%	11,242	10.5%
5 Person Households	460	4.1%	1,589	5.1%	4,847	4.5%
6 Person Households	133	1.2%	477	1.5%	1,774	1.7%
7 or More Person Households	46	0.4%	141	0.5%	845	0.8%
Household Income Distribution (2023)						
HH Income $200,000 or More	1,433	12.7%	4,073	13.2%	9,466	8.8%
HH Income $150,000 to $199,999	1,327	11.8%	3,390	11.0%	9,301	8.7%
HH Income $125,000 to $149,999	1,199	10.7%	3,066	9.9%	8,566	8.0%
HH Income $100,000 to $124,999	1,050	9.3%	3,195	10.3%	11,218	10.5%
HH Income $75,000 to $99,999	1,687	15.0%	4,490	14.5%	14,958	13.9%
HH Income $50,000 to $74,999	1,884	16.8%	5,006	16.2%	18,494	17.2%
HH Income $35,000 to $49,999	825	7.3%	2,478	8.0%	11,292	10.5%
HH Income $25,000 to $34,999	757	6.7%	1,739	5.6%	7,599	7.1%
HH Income $15,000 to $24,999	441	3.9%	1,460	4.7%	7,388	6.9%
HH Income $10,000 to $14,999	186	1.7%	689	2.2%	3,407	3.2%
HH Income Under $10,000	456	4.1%	1,298	4.2%	5,597	5.2%
Household Vehicles (2023)						
Households 0 Vehicles Available	1,016	9.0%	2,731	8.8%	12,638	11.8%
Households 1 Vehicle Available	4,119	36.6%	11,492	37.2%	41,118	38.3%
Households 2 Vehicles Available	4,634	41.2%	12,232	39.6%	39,319	36.6%
Households 3 or More Vehicles Available	1,476	13.1%	4,429	14.3%	14,210	13.2%
Total Vehicles Available	18,360		50,858		167,360	
Average Vehicles per Household	1.6		1.6		1.6	
Owner-Occupied Household Vehicles	14,523	79.1%	39,800	78.3%	129,300	77.3%
Average Vehicles per Owner-Occupied Household	1.9		2.0		1.9	
Renter-Occupied Household Vehicles	3,837	20.9%	11,058	21.7%	38,060	22.7%
Average Vehicles per Renter-Occupied Household	1.0		1.0		-	
Travel Time (2023)						
Worker Base Age 16 years or Over	14,795		40,201		130,871	
Travel to Work in 14 Minutes or Less	2,806	19.0%	8,505	21.2%	34,952	26.7%
Travel to Work in 15 to 29 Minutes	6,566	44.4%	18,456	45.9%	57,813	44.2%
Travel to Work in 30 to 59 Minutes	2,212	15.0%	5,743	14.3%	16,055	12.3%
Travel to Work in 60 Minutes or More	611	4.1%	1,492	3.7%	4,516	3.5%
Work at Home	2,599	17.6%	6,005	14.9%	17,535	13.4%
Average Minutes Travel to Work	21.5		20.3		18.6	

Complete Profile

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Marketfair North 4148 NY-31, Clay, NY 13041	3 mi radius		5 mi radius		10 mi radius	
Transportation To Work (2023)						
Worker Base Age 16 years or Over	14,795		40,201		130,871	
Drive to Work Alone	11,118	75.1%	30,564	76.0%	97,978	74.9%
Drive to Work in Carpool	786	5.3%	2,574	6.4%	9,193	7.0%
Travel to Work by Public Transportation	94	0.6%	381	0.9%	2,307	1.8%
Drive to Work on Motorcycle	12	-	20	-	231	0.2%
Bicycle to Work	29	0.2%	144	0.4%	358	0.3%
Walk to Work	90	0.6%	319	0.8%	2,284	1.7%
Other Means	67	0.5%	193	0.5%	984	0.8%
Work at Home	2,599	17.6%	6,005	14.9%	17,535	13.4%
Daytime Demographics (2023)						
Total Businesses	494		1,367		8,076	
Total Employees	5,246		14,435		103,836	
Company Headquarter Businesses	12	2.5%	58	4.2%	371	4.6%
Company Headquarter Employees	682	13.0%	1,935	13.4%	16,185	15.6%
Employee Population per Business	10.6	to 1	10.6	to 1	12.9	to 1
Residential Population per Business	53.2	to 1	53.1	to 1	30.6	to 1
Adj. Daytime Demographics Age 16 Years or Over	12,094		33,482		175,824	
Labor Force						
Labor Population Age 16 Years or Over (2023)	21,665		59,395		203,303	
Labor Force Total Males (2023)	10,640	49.1%	29,031	48.9%	98,826	48.6%
Male Civilian Employed	7,572	71.2%	20,612	71.0%	67,548	68.4%
Male Civilian Unemployed	134	1.3%	420	1.4%	1,988	2.0%
Males in Armed Forces	17	0.2%	139	0.5%	387	0.4%
Males Not in Labor Force	2,918	27.4%	7,859	27.1%	28,902	29.2%
Labor Force Total Females (2023)	11,025	50.9%	30,364	51.1%	104,477	51.4%
Female Civilian Employed	7,223	65.5%	19,588	64.5%	63,329	60.6%
Female Civilian Unemployed	173	1.6%	577	1.9%	1,743	1.7%
Females in Armed Forces	5	-	8	-	51	-
Females Not in Labor Force	3,624	32.9%	10,191	33.6%	39,355	37.7%
Unemployment Rate	306	1.4%	997	1.7%	3,731	1.8%
Occupation (2023)						
Occupation Population Age 16 Years or Over	14,795		40,201		130,871	
Occupation Total Males	7,572	51.2%	20,612	51.3%	67,545	51.6%
Occupation Total Females	7,223	48.8%	19,588	48.7%	63,326	48.4%
Management, Business, Financial Operations	2,807	19.0%	7,387	18.4%	21,739	16.6%
Professional, Related	4,644	31.4%	12,112	30.1%	35,387	27.0%
Service	1,715	11.6%	5,240	13.0%	19,493	14.9%
Sales, Office	3,394	22.9%	9,239	23.0%	28,933	22.1%
Farming, Fishing, Forestry	35	0.2%	112	0.3%	599	0.5%
Construction, Extraction, Maintenance	907	6.1%	2,347	5.8%	8,783	6.7%
Production, Transport, Material Moving	1,293	8.7%	3,764	9.4%	15,936	12.2%
White Collar Workers	10,845	73.3%	28,738	71.5%	86,060	65.8%
Blue Collar Workers	3,950	26.7%	11,463	28.5%	44,810	34.2%

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Marketfair North 4148 NY-31, Clay, NY 13041	3 mi radius		5 mi radius		10 mi radius	
Units In Structure (2023)						
Total Units	11,244		30,883		107,286	
1 Detached Unit	7,455	66.3%	20,160	65.3%	69,092	64.4%
1 Attached Unit	575	5.1%	1,640	5.3%	4,594	4.3%
2 Units	407	3.6%	1,204	3.9%	6,505	6.1%
3 to 4 Units	321	2.9%	1,119	3.6%	4,580	4.3%
5 to 9 Units	461	4.1%	1,821	5.9%	6,169	5.8%
10 to 19 Units	535	4.8%	1,585	5.1%	4,796	4.5%
20 to 49 Units	601	5.3%	1,272	4.1%	4,062	3.8%
50 or More Units	718	6.4%	1,699	5.5%	6,028	5.6%
Mobile Home or Trailer	171	1.5%	382	1.2%	1,447	1.3%
Other Structure	-	-	-	-	11	-
Homes Built By Year (2023)						
Homes Built 2020 or later	32	0.3%	166	0.5%	512	0.4%
Homes Built 2010 to 2019	1,259	10.5%	2,356	7.1%	5,206	4.5%
Homes Built 2000 to 2009	954	7.9%	2,491	7.5%	6,702	5.8%
Homes Built 1990 to 1999	1,390	11.5%	3,708	11.2%	9,326	8.0%
Homes Built 1980 to 1989	2,503	20.8%	5,864	17.7%	13,117	11.3%
Homes Built 1970 to 1979	2,345	19.5%	6,471	19.6%	15,120	13.0%
Homes Built 1960 to 1969	1,027	8.5%	3,945	11.9%	12,989	11.2%
Homes Built 1950 to 1959	839	7.0%	2,866	8.7%	17,555	15.1%
Homes Built 1940 to 1949	232	1.9%	790	2.4%	6,545	5.6%
Homes Built Before 1939	663	5.5%	2,228	6.7%	20,214	17.4%
Median Age of Homes	43.5	yrs	46.8	yrs	56.8	yrs
Home Values (2023)						
Owner Specified Housing Units	7,565		20,322		68,607	
Home Values $1,000,000 or More	87	1.1%	175	0.9%	490	0.7%
Home Values $750,000 to $999,999	68	0.9%	152	0.7%	547	0.8%
Home Values $500,000 to $749,999	172	2.3%	557	2.7%	1,879	2.7%
Home Values $400,000 to $499,999	171	2.3%	462	2.3%	1,420	2.1%
Home Values $300,000 to $399,999	623	8.2%	1,837	9.0%	5,220	7.6%
Home Values $250,000 to $299,999	563	7.4%	1,754	8.6%	4,843	7.1%
Home Values $200,000 to $249,999	1,448	19.1%	3,282	16.1%	10,097	14.7%
Home Values $175,000 to $199,999	802	10.6%	2,110	10.4%	5,979	8.7%
Home Values $150,000 to $174,999	1,167	15.4%	3,245	16.0%	9,238	13.5%
Home Values $125,000 to $149,999	952	12.6%	2,516	12.4%	8,627	12.6%
Home Values $100,000 to $124,999	765	10.1%	1,899	9.3%	8,214	12.0%
Home Values $90,000 to $99,999	169	2.2%	571	2.8%	3,091	4.5%
Home Values $80,000 to $89,999	167	2.2%	604	3.0%	3,256	4.7%
Home Values $70,000 to $79,999	82	1.1%	284	1.4%	1,534	2.2%
Home Values $60,000 to $69,999	37	0.5%	132	0.6%	752	1.1%
Home Values $50,000 to $59,999	42	0.6%	131	0.6%	706	1.0%
Home Values $35,000 to $49,999	73	1.0%	147	0.7%	697	1.0%
Home Values $25,000 to $34,999	20	0.3%	48	0.2%	312	0.5%
Home Values $10,000 to $24,999	84	1.1%	231	1.1%	1,015	1.5%
Home Values Under $10,000	75	1.0%	185	0.9%	690	1.0%
Owner-Occupied Median Home Value	$188,451		$185,601		$168,483	
Renter-Occupied Median Rent	$923		$880		$845	