MARKETFAIR NORTH

4100 - 4160 Route 31, Clay, NY 13041

THUR RETAIL
Thur & Associates
Commercial Real Estate Brokerage

2ND GEN RESTAURANT - 3,120 SF

4100 - 4160 ROUTE 31 MARKETFAIR NORTH

PROPERTY HIGHLIGHTS

- SPACES AVAILABLE: 6,366 SF -3,120 SF - 2,838 SF - 1,166 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.
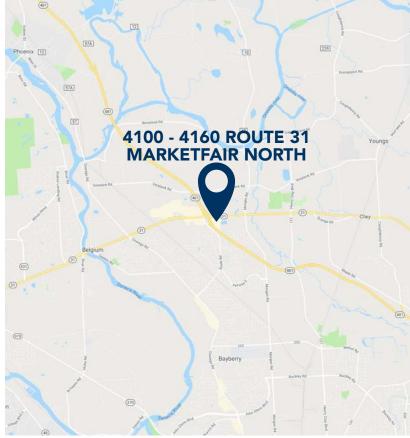
- Close to Great Northern Mall

Join these retailers:

Firestone COMPLETE AUTO CARE   JOANN

Staples   FLEET FEET

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

POPULATION		CARS PER DAY		AV. HH INCOME		EMPLOYEES	
3 Mi	26,000	Highway 31: 21,100		3 Mi	$104,899	3 Mi	6,863
5 Mi	73,742	Highway 481: 29,250		5 Mi	$101,240	5 Mi	17,286
10Mi	248,410			10Mi	$82,803	10Mi	116,561

last updated: 08/11/22   P. 1

MARKETFAIR NORTH

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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

OLD NAVY · AT&T
T··Mobile· · DICK'S SPORTING GOODS
Hallmark · SHOE DEPT.
Foot Locker · claire's
Bath&BodyWorks · REGAL

SUBWAY · DUNKIN'

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

MARKETFAIR NORTH
JOANN · EARTHWISE Pet Nutrition Center & Wellness Spa
Staples · Firestone COMPLETE AUTO CARE
AMERICAN FREIGHT FURNITURE - MATTRESS · FLEET FEET

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MARKETFAIR NORTH

4100 - 4160 Route 31, Clay, NY 13041

THUR RETAIL
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Commercial Real Estate Brokerage

SHARY THUR   202-359-3469   sthur@thurassociates.com

MARKETFAIR NORTH

4100 - 4160 Route 31, Clay, NY 13041

THUR RETAIL
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Commercial Real Estate Brokerage

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

MARKETFAIR NORTH

Available

615: Available 1,166 SF **620 a&b: Available 6,366 SF (Divisible)**

Waterboard Road

STATE ROUTE 31

GREAT NORTHERN MALL

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

300a | 300b

400 | Revolve Dance Academy
500 | 500A | SUMMIT | FLEET FEET

600 | Restaurant 3,120 SF | 610 Edible arrangements | 615 1,165SF | 620A 3,183 SF | 620B 3,183 SF | 700

AMERICAN FREIGHT FURNITURE - MATTRESS

Loading dock

800

Staples

600: Restaurant Available 3,120 SF SF

PYLON SIGN

902: Fitness Available 2,838 SF SF

Firestone COMPLETE AUTO CARE

PYLON SIGN

1000

901 Music & Arts | 902 2,838 SF | 903 Corrigan's Salon & Spa | 904

RE/MAX

1100

LARGER THAN LIFE Toys & Comics

HIGHWAY 481

MARKETFAIR NORTH

4100 - 4160 Route 31, Clay, NY 13041

THUR RETAIL
Thur & Associates
Commercial Real Estate Brokerage

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	Available	former Restaurant	3,120
610	Edible Arrangements	Specialty Fruit Arrangement	2,034
615	Available	former Oil Store	1,166
620 A	Available	former 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	Available	former 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

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LEASING CONTACT

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OFFICE LOCATIONS

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202-823-4444

BOCA RATON

327 Mizner Park, Suite 301
Boca Raton, Fl 33432
561-395-2441

THUR RETAIL
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Commercial Real Estate Brokerage

Marketfair North 4160 NY-31, Clay, NY 13041	3 mi radius		5 mi radius		10 mi radius	
Population						
Estimated Population (2021)	26,000		73,742		248,410	
Projected Population (2026)	26,184		73,867		246,651	
Census Population (2020)	25,419		73,762		248,803	
Census Population (2010)	23,467		69,742		243,875	
Projected Annual Growth (2021-2026)	184	0.1%	125	-	-1,758	-0.1%
Historical Annual Growth (2020-2021)	581	-	-20	-	-393	-0.2%
Historical Annual Growth (2010-2020)	1,952	0.8%	4,020	0.6%	4,928	0.2%
Estimated Population Density (2021)	920	psm	939	psm	791	psm
Trade Area Size	28.3	sq mi	78.5	sq mi	314.0	sq mi
Households						
Estimated Households (2021)	10,169		29,651		105,386	
Projected Households (2026)	10,588		30,743		108,282	
Census Households (2020)	9,962		29,675		105,657	
Census Households (2010)	8,973		27,482		101,300	
Projected Annual Growth (2021-2026)	419	0.8%	1,092	0.7%	2,896	0.5%
Historical Annual Change (2010-2021)	1,197	1.2%	2,170	0.7%	4,086	0.4%
Average Household Income						
Estimated Average Household Income (2021)	$104,899		$101,240		$82,803	
Projected Average Household Income (2026)	$126,656		$118,345		$96,667	
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)	$21,758	4.1%	$17,105	3.4%	$13,864	3.3%
Historical Annual Change (2000-2021)	$41,973	3.2%	$39,467	3.0%	$32,012	3.0%
Median Household Income						
Estimated Median Household Income (2021)	$86,787		$84,242		$69,146	
Projected Median Household Income (2026)	$100,426		$97,857		$80,319	
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)	$13,639	3.1%	$13,615	3.2%	$11,173	3.2%
Historical Annual Change (2000-2021)	$29,826	2.5%	$29,895	2.6%	$25,863	2.8%
Per Capita Income						
Estimated Per Capita Income (2021)	$41,038		$40,748		$35,197	
Projected Per Capita Income (2026)	$51,226		$49,294		$42,507	
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)	$10,188	5.0%	$8,547	4.2%	$7,310	4.2%
Historical Annual Change (2000-2021)	$18,421	3.9%	$17,738	3.7%	$14,618	3.4%
Estimated Average Household Net Worth (2021)	$828,198		$831,911		$616,377	

Complete Profile

2010-2020 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	
Race and Ethnicity						
Total Population (2021)	26,000		73,742		248,410	
White (2021)	21,659	83.3%	60,770	82.4%	196,864	79.2%
Black or African American (2021)	1,612	6.2%	4,802	6.5%	19,474	7.8%
American Indian or Alaska Native (2021)	77	0.3%	231	0.3%	1,414	0.6%
Asian (2021)	878	3.4%	2,627	3.6%	10,033	4.0%
Hawaiian or Pacific Islander (2021)	4	-	21	-	68	-
Other Race (2021)	270	1.0%	793	1.1%	3,639	1.5%
Two or More Races (2021)	1,500	5.8%	4,498	6.1%	16,917	6.8%
Population < 18 (2021)	5,678	21.8%	15,945	21.6%	51,091	20.6%
White Not Hispanic	4,144	73.0%	11,496	72.1%	33,324	65.2%
Black or African American	483	8.5%	1,407	8.8%	5,894	11.5%
Asian	209	3.7%	610	3.8%	2,463	4.8%
Other Race Not Hispanic	514	9.1%	1,506	9.4%	5,749	11.3%
Hispanic	329	5.8%	926	5.8%	3,662	7.2%
Not Hispanic or Latino Population (2021)	24,961	96.0%	70,701	95.9%	235,990	95.0%
Not Hispanic White	21,281	85.3%	59,704	84.4%	192,760	81.7%
Not Hispanic Black or African American	1,525	6.1%	4,599	6.5%	18,589	7.9%
Not Hispanic American Indian or Alaska Native	66	0.3%	195	0.3%	1,219	0.5%
Not Hispanic Asian	855	3.4%	2,590	3.7%	9,938	4.2%
Not Hispanic Hawaiian or Pacific Islander	3	-	19	-	53	-
Not Hispanic Other Race	100	0.4%	264	0.4%	975	0.4%
Not Hispanic Two or More Races	1,131	4.5%	3,331	4.7%	12,457	5.3%
Hispanic or Latino Population (2021)	1,039	4.0%	3,041	4.1%	12,419	5.0%
Hispanic White	378	36.4%	1,066	35.1%	4,104	33.0%
Hispanic Black or African American	87	8.4%	203	6.7%	885	7.1%
Hispanic American Indian or Alaska Native	12	1.1%	37	1.2%	195	1.6%
Hispanic Asian	23	2.2%	38	1.2%	95	0.8%
Hispanic Hawaiian or Pacific Islander	1	-	2	-	15	0.1%
Hispanic Other Race	170	16.3%	529	17.4%	2,665	21.5%
Hispanic Two or More Races	369	35.5%	1,167	38.4%	4,460	35.9%
Not Hispanic or Latino Population (2020)	24,521	96.5%	71,143	96.4%	237,638	95.5%
Hispanic or Latino Population (2020)	898	3.5%	2,619	3.6%	11,165	4.5%
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 (2026)	25,093	95.8%	70,697	95.7%	233,914	94.8%
Hispanic or Latino Population (2026)	1,091	4.2%	3,170	4.3%	12,737	5.2%
Projected Annual Growth (2021-2026)	52	1.0%	129	0.8%	318	0.5%
Historical Annual Growth (2010-2020)	380	7.3%	1,046	6.7%	3,602	4.8%

Complete Profile

2010-2020 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	
Total Age Distribution (2021)						
Total Population	26,000		73,742		248,410	
Age Under 5 Years	1,385	5.3%	4,275	5.8%	14,163	5.7%
Age 5 to 9 Years	1,632	6.3%	4,594	6.2%	14,710	5.9%
Age 10 to 14 Years	1,761	6.8%	4,702	6.4%	14,630	5.9%
Age 15 to 19 Years	1,554	6.0%	4,199	5.7%	13,913	5.6%
Age 20 to 24 Years	1,181	4.5%	3,681	5.0%	13,142	5.3%
Age 25 to 29 Years	1,419	5.5%	4,783	6.5%	17,735	7.1%
Age 30 to 34 Years	1,897	7.3%	5,512	7.5%	18,606	7.5%
Age 35 to 39 Years	1,844	7.1%	5,225	7.1%	17,068	6.9%
Age 40 to 44 Years	1,722	6.6%	4,663	6.3%	14,855	6.0%
Age 45 to 49 Years	1,633	6.3%	4,450	6.0%	13,921	5.6%
Age 50 to 54 Years	1,863	7.2%	4,891	6.6%	15,826	6.4%
Age 55 to 59 Years	2,111	8.1%	5,600	7.6%	17,225	6.9%
Age 60 to 64 Years	2,021	7.8%	5,491	7.4%	17,311	7.0%
Age 65 to 69 Years	1,538	5.9%	4,334	5.9%	15,000	6.0%
Age 70 to 74 Years	1,228	4.7%	3,358	4.6%	11,813	4.8%
Age 75 to 79 Years	633	2.4%	1,905	2.6%	7,788	3.1%
Age 80 to 84 Years	322	1.2%	1,073	1.5%	4,951	2.0%
Age 85 Years or Over	256	1.0%	1,006	1.4%	5,753	2.3%
Median Age	40.3		39.7		40.0	
Age 19 Years or Less	6,332	24.4%	17,771	24.1%	57,416	23.1%
Age 20 to 64 Years	15,691	60.4%	44,296	60.1%	145,690	58.6%
Age 65 Years or Over	3,977	15.3%	11,675	15.8%	45,304	18.2%
Female Age Distribution (2021)						
Female Population	13,235	50.9%	37,702	51.1%	127,404	51.3%
Age Under 5 Years	651	4.9%	2,063	5.5%	6,883	5.4%
Age 5 to 9 Years	816	6.2%	2,241	5.9%	7,204	5.7%
Age 10 to 14 Years	856	6.5%	2,280	6.0%	7,036	5.5%
Age 15 to 19 Years	744	5.6%	2,050	5.4%	6,791	5.3%
Age 20 to 24 Years	584	4.4%	1,842	4.9%	6,618	5.2%
Age 25 to 29 Years	733	5.5%	2,476	6.6%	9,030	7.1%
Age 30 to 34 Years	951	7.2%	2,809	7.5%	9,382	7.4%
Age 35 to 39 Years	975	7.4%	2,733	7.2%	8,776	6.9%
Age 40 to 44 Years	883	6.7%	2,353	6.2%	7,365	5.8%
Age 45 to 49 Years	857	6.5%	2,334	6.2%	7,073	5.6%
Age 50 to 54 Years	960	7.3%	2,491	6.6%	7,909	6.2%
Age 55 to 59 Years	1,071	8.1%	2,860	7.6%	8,718	6.8%
Age 60 to 64 Years	1,024	7.7%	2,877	7.6%	9,055	7.1%
Age 65 to 69 Years	802	6.1%	2,240	5.9%	8,025	6.3%
Age 70 to 74 Years	664	5.0%	1,795	4.8%	6,413	5.0%
Age 75 to 79 Years	325	2.5%	995	2.6%	4,317	3.4%
Age 80 to 84 Years	185	1.4%	611	1.6%	3,006	2.4%
Age 85 Years or Over	152	1.2%	652	1.7%	3,803	3.0%
Female Median Age	41.1		40.6		41.4	
Age 19 Years or Less	3,067	23.2%	8,635	22.9%	27,914	21.9%
Age 20 to 64 Years	8,039	60.7%	22,775	60.4%	73,926	58.0%
Age 65 Years or Over	2,128	16.1%	6,292	16.7%	25,564	20.1%

Complete Profile

2010-2020 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	
Male Age Distribution (2021)						
Male Population	12,765	49.1%	36,040	48.9%	121,005	48.7%
Age Under 5 Years	734	5.7%	2,212	6.1%	7,281	6.0%
Age 5 to 9 Years	815	6.4%	2,353	6.5%	7,506	6.2%
Age 10 to 14 Years	905	7.1%	2,422	6.7%	7,593	6.3%
Age 15 to 19 Years	810	6.3%	2,149	6.0%	7,122	5.9%
Age 20 to 24 Years	597	4.7%	1,839	5.1%	6,524	5.4%
Age 25 to 29 Years	686	5.4%	2,306	6.4%	8,705	7.2%
Age 30 to 34 Years	946	7.4%	2,703	7.5%	9,224	7.6%
Age 35 to 39 Years	869	6.8%	2,491	6.9%	8,292	6.9%
Age 40 to 44 Years	839	6.6%	2,310	6.4%	7,490	6.2%
Age 45 to 49 Years	776	6.1%	2,116	5.9%	6,849	5.7%
Age 50 to 54 Years	903	7.1%	2,400	6.7%	7,917	6.5%
Age 55 to 59 Years	1,039	8.1%	2,740	7.6%	8,507	7.0%
Age 60 to 64 Years	997	7.8%	2,614	7.3%	8,256	6.8%
Age 65 to 69 Years	736	5.8%	2,094	5.8%	6,975	5.8%
Age 70 to 74 Years	564	4.4%	1,564	4.3%	5,400	4.5%
Age 75 to 79 Years	308	2.4%	909	2.5%	3,471	2.9%
Age 80 to 84 Years	137	1.1%	462	1.3%	1,945	1.6%
Age 85 Years or Over	103	0.8%	354	1.0%	1,949	1.6%
Male Median Age	39.4		38.8		38.7	
Age 19 Years or Less	3,264	25.6%	9,136	25.3%	29,501	24.4%
Age 20 to 64 Years	7,652	59.9%	21,521	59.7%	71,765	59.3%
Age 65 Years or Over	1,849	14.5%	5,383	14.9%	19,740	16.3%
Males per 100 Females (2021)						
Overall Comparison	96		96		95	
Age Under 5 Years	113	53.0%	107	51.7%	106	51.4%
Age 5 to 9 Years	100	50.0%	105	51.2%	104	51.0%
Age 10 to 14 Years	106	51.4%	106	51.5%	108	51.9%
Age 15 to 19 Years	109	52.1%	105	51.2%	105	51.2%
Age 20 to 24 Years	102	50.5%	100	50.0%	99	49.6%
Age 25 to 29 Years	94	48.4%	93	48.2%	96	49.1%
Age 30 to 34 Years	100	49.9%	96	49.0%	98	49.6%
Age 35 to 39 Years	89	47.1%	91	47.7%	94	48.6%
Age 40 to 44 Years	95	48.7%	98	49.5%	102	50.4%
Age 45 to 49 Years	91	47.5%	91	47.5%	97	49.2%
Age 50 to 54 Years	94	48.5%	96	49.1%	100	50.0%
Age 55 to 59 Years	97	49.2%	96	48.9%	98	49.4%
Age 60 to 64 Years	97	49.3%	91	47.6%	91	47.7%
Age 65 to 69 Years	92	47.9%	93	48.3%	87	46.5%
Age 70 to 74 Years	85	45.9%	87	46.6%	84	45.7%
Age 75 to 79 Years	95	48.6%	91	47.8%	80	44.6%
Age 80 to 84 Years	74	42.5%	76	43.1%	65	39.3%
Age 85 Years or Over	68	40.4%	54	35.2%	51	33.9%
Age 19 Years or Less	106	51.6%	106	51.4%	106	51.4%
Age 20 to 39 Years	96	48.9%	95	48.6%	97	49.2%
Age 40 to 64 Years	95	48.7%	94	48.5%	97	49.3%
Age 65 Years or Over	87	46.5%	86	46.1%	77	43.6%

Complete Profile

2010-2020 Census, 2021 Estimates with 2026 Projections
Calculated using Weighted Block Centroid from Block Groups

Lat/Lon: 43.1853/-76.2264
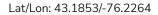
Marketfair North 4160 NY-31, Clay, NY 13041	3 mi radius		5 mi radius		10 mi radius	
Household Type (2021)						
Total Households	10,169		29,651		105,386	
Households with Children	3,321	32.7%	9,469	31.9%	30,101	28.6%
Average Household Size	2.6		2.5		2.3	
Household Density per Square Mile	360		378		336	
Population Family	22,519	86.6%	61,843	83.9%	196,200	79.0%
Population Non-Family	3,460	13.3%	11,529	15.6%	49,930	20.1%
Population Group Quarters	20	-	370	0.5%	2,280	0.9%
Family Households	7,356	72.3%	20,372	68.7%	64,437	61.1%
Married Couple Households	5,871	79.8%	15,940	78.2%	46,021	71.4%
Other Family Households with Children	1,485	20.2%	4,432	21.8%	18,416	28.6%
Family Households with Children	3,288	44.7%	9,359	45.9%	29,696	46.1%
Married Couple with Children	2,420	73.6%	6,555	70.0%	18,069	60.8%
Other Family Households with Children	868	26.4%	2,805	30.0%	11,627	39.2%
Family Households No Children	4,068	55.3%	11,012	54.1%	34,741	53.9%
Married Couple No Children	3,451	84.8%	9,386	85.2%	27,952	80.5%
Other Family Households No Children	617	15.2%	1,627	14.8%	6,789	19.5%
Non-Family Households	2,814	27.7%	9,280	31.3%	40,949	38.9%
Non-Family Households with Children	33	1.2%	109	1.2%	405	1.0%
Non-Family Households No Children	2,781	98.8%	9,170	98.8%	40,544	99.0%
Average Family Household Size	3.1		3.0		3.0	
Average Family Income	$117,965		$116,833		$100,791	
Median Family Income	$101,552		$101,384		$87,186	
Average Non-Family Household Size	1.2		1.2		1.2	
Marital Status (2021)						
Population Age 15 Years or Over	21,222		60,170		204,907	
Never Married	6,205	29.2%	18,334	30.5%	70,077	34.2%
Currently Married	11,446	53.9%	31,264	52.0%	91,179	44.5%
Previously Married	3,571	16.8%	10,572	17.6%	43,650	21.3%
Separated	533	14.9%	1,606	15.2%	7,852	18.0%
Widowed	1,010	28.3%	3,162	29.9%	13,038	29.9%
Divorced	2,028	56.8%	5,805	54.9%	22,760	52.1%
Educational Attainment (2021)						
Adult Population Age 25 Years or Over	18,487		52,290		177,852	
Elementary (Grade Level 0 to 8)	217	1.2%	701	1.3%	5,084	2.9%
Some High School (Grade Level 9 to 11)	679	3.7%	1,973	3.8%	10,249	5.8%
High School Graduate	4,437	24.0%	12,196	23.3%	49,399	27.8%
Some College	3,148	17.0%	8,734	16.7%	32,286	18.2%
Associate Degree Only	2,510	13.6%	7,214	13.8%	24,240	13.6%
Bachelor Degree Only	4,433	24.0%	12,915	24.7%	34,555	19.4%
Graduate Degree	3,063	16.6%	8,556	16.4%	22,039	12.4%
Any College (Some College or Higher)	13,155	71.2%	37,420	71.6%	113,120	63.6%
College Degree + (Bachelor Degree or Higher)	7,496	40.5%	21,471	41.1%	56,594	31.8%

Complete Profile

2010-2020 Census, 2021 Estimates with 2026 Projections
Calculated using Weighted Block Centroid from Block Groups

THUR RETAIL
Thur & Associates
Commercial Real Estate Brokerage

Lat/Lon: 43.1853/-76.2264

Marketfair North 4160 NY-31, Clay, NY 13041	3 mi radius		5 mi radius		10 mi radius	
Housing						
Total Housing Units (2021)	10,658		31,219		113,189	
Total Housing Units (2020)	10,429		31,234		113,482	
Historical Annual Growth (2020-2021)	229	-	-16	-	-293	-
Housing Units Occupied (2021)	10,169	95.4%	29,651	95.0%	105,386	93.1%
Housing Units Owner-Occupied	8,491	83.5%	21,972	74.1%	68,809	65.3%
Housing Units Renter-Occupied	1,679	16.5%	7,680	25.9%	36,578	34.7%
Housing Units Vacant (2021)	489	4.6%	1,567	5.0%	7,803	6.9%
Household Size (2021)						
Total Households	10,169		29,651		105,386	
1 Person Households	2,257	22.2%	7,383	24.9%	33,413	31.7%
2 Person Households	3,658	36.0%	10,582	35.7%	35,115	33.3%
3 Person Households	1,745	17.2%	5,013	16.9%	16,263	15.4%
4 Person Households	1,627	16.0%	4,312	14.5%	12,603	12.0%
5 Person Households	624	6.1%	1,677	5.7%	5,179	4.9%
6 Person Households	189	1.9%	499	1.7%	1,801	1.7%
7 or More Person Households	69	0.7%	186	0.6%	1,012	1.0%
Household Income Distribution (2021)						
HH Income $200,000 or More	812	8.0%	2,490	8.4%	5,659	5.4%
HH Income $150,000 to $199,999	1,082	10.6%	2,861	9.6%	6,933	6.6%
HH Income $125,000 to $149,999	917	9.0%	2,574	8.7%	7,520	7.1%
HH Income $100,000 to $124,999	1,123	11.0%	3,399	11.5%	10,282	9.8%
HH Income $75,000 to $99,999	1,712	16.8%	4,684	15.8%	15,096	14.3%
HH Income $50,000 to $74,999	1,976	19.4%	5,663	19.1%	21,237	20.2%
HH Income $35,000 to $49,999	837	8.2%	2,550	8.6%	12,009	11.4%
HH Income $25,000 to $34,999	628	6.2%	1,794	6.0%	8,742	8.3%
HH Income $15,000 to $24,999	484	4.8%	1,533	5.2%	7,876	7.5%
HH Income $10,000 to $14,999	201	2.0%	817	2.8%	3,915	3.7%
HH Income Under $10,000	397	3.9%	1,286	4.3%	6,116	5.8%
Household Vehicles (2021)						
Households 0 Vehicles Available	422	4.1%	1,504	5.1%	11,568	11.0%
Households 1 Vehicle Available	2,954	29.0%	9,651	32.5%	38,876	36.9%
Households 2 Vehicles Available	4,899	48.2%	13,425	45.3%	40,300	38.2%
Households 3 or More Vehicles Available	1,895	18.6%	5,071	17.1%	14,643	13.9%
Total Vehicles Available	19,001		53,101		167,674	
Average Vehicles per Household	1.9		1.8		1.6	
Owner-Occupied Household Vehicles	16,759	88.2%	43,791	82.5%	130,210	77.7%
Average Vehicles per Owner-Occupied Household	2.0		2.0		1.9	
Renter-Occupied Household Vehicles	2,242	11.8%	9,310	17.5%	37,464	22.3%
Average Vehicles per Renter-Occupied Household	1.3		1.2		1.0	
Travel Time (2021)						
Worker Base Age 16 years or Over	13,298		37,553		120,671	
Travel to Work in 14 Minutes or Less	2,814	21.2%	8,353	22.2%	33,108	27.4%
Travel to Work in 15 to 29 Minutes	6,635	49.9%	18,655	49.7%	57,996	48.1%
Travel to Work in 30 to 59 Minutes	2,801	21.1%	7,492	20.0%	20,150	16.7%
Travel to Work in 60 Minutes or More	506	3.8%	1,348	3.6%	4,240	3.5%
Work at Home	541	4.1%	1,705	4.5%	5,177	4.3%
Average Minutes Travel to Work	21.6		21.0		19.2	

Complete Profile

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Lat/Lon: 43.1853/-76.2264

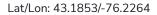| Marketfair North 4160 NY-31, Clay, NY 13041	3 mi radius		5 mi radius		10 mi radius	
Transportation To Work (2021)						
Worker Base Age 16 years or Over	13,298		37,553		120,671	
Drive to Work Alone	11,135	83.7%	31,383	83.6%	97,827	81.1%
Drive to Work in Carpool	973	7.3%	2,825	7.5%	9,597	8.0%
Travel to Work by Public Transportation	317	2.4%	736	2.0%	3,651	3.0%
Drive to Work on Motorcycle	4	-	14	-	84	-
Bicycle to Work	30	0.2%	64	0.2%	246	0.2%
Walk to Work	148	1.1%	441	1.2%	2,444	2.0%
Other Means	149	1.1%	384	1.0%	1,646	1.4%
Work at Home	541	4.1%	1,705	4.5%	5,177	4.3%
Daytime Demographics (2021)						
Total Businesses	473		1,354		8,320	
Total Employees	6,863		17,286		116,561	
Company Headquarter Businesses	15	3.1%	65	4.8%	460	5.5%
Company Headquarter Employees	711	10.4%	2,344	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	55.0	to 1	54.4	to 1	29.9	to 1
Adj. Daytime Demographics Age 16 Years or Over	14,461		38,917		197,726	
Labor Force						
Labor Population Age 16 Years or Over (2021)	20,921		59,356		202,368	
Labor Force Total Males (2021)	10,145	48.5%	28,611	48.2%	97,296	48.1%
Male Civilian Employed	6,626	65.3%	18,965	66.3%	61,770	63.5%
Male Civilian Unemployed	421	4.1%	1,257	4.4%	4,902	5.0%
Males in Armed Forces	25	0.2%	168	0.6%	460	0.5%
Males Not in Labor Force	3,074	30.3%	8,221	28.7%	30,163	31.0%
Labor Force Total Females (2021)	10,776	51.5%	30,744	51.8%	105,072	51.9%
Female Civilian Employed	6,672	61.9%	18,588	60.5%	58,901	56.1%
Female Civilian Unemployed	445	4.1%	1,212	3.9%	4,137	3.9%
Females in Armed Forces	1	-	3	-	72	-
Females Not in Labor Force	3,659	34.0%	10,941	35.6%	41,962	39.9%
Unemployment Rate	865	4.1%	2,470	4.2%	9,040	4.5%
Occupation (2021)						
Occupation Population Age 16 Years or Over	13,298		37,553		120,671	
Occupation Total Males	6,626	49.8%	18,965	50.5%	61,770	51.2%
Occupation Total Females	6,672	50.2%	18,588	49.5%	58,901	48.8%
Management, Business, Financial Operations	2,213	16.6%	6,361	16.9%	17,852	14.8%
Professional, Related	3,751	28.2%	10,300	27.4%	30,501	25.3%
Service	1,869	14.1%	5,417	14.4%	20,418	16.9%
Sales, Office	3,288	24.7%	9,279	24.7%	28,890	23.9%
Farming, Fishing, Forestry	2	-	10	-	48	-
Construction, Extraction, Maintenance	792	6.0%	2,459	6.5%	8,640	7.2%
Production, Transport, Material Moving	1,383	10.4%	3,728	9.9%	14,323	11.9%
White Collar Workers	9,252	69.6%	25,939	69.1%	77,242	64.0%
Blue Collar Workers	4,046	30.4%	11,614	30.9%	43,429	36.0%

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Marketfair North 4160 NY-31, Clay, NY 13041	3 mi radius		5 mi radius		10 mi radius	
Units In Structure (2021)						
Total Units	8,973		27,482		101,300	
1 Detached Unit	7,751	86.4%	20,704	75.3%	67,217	66.4%
1 Attached Unit	478	5.3%	1,173	4.3%	3,400	3.4%
2 Units	347	3.9%	1,103	4.0%	8,676	8.6%
3 to 4 Units	146	1.6%	778	2.8%	4,753	4.7%
5 to 9 Units	156	1.7%	1,511	5.5%	5,548	5.5%
10 to 19 Units	262	2.9%	1,685	6.1%	4,836	4.8%
20 to 49 Units	452	5.0%	1,067	3.9%	3,887	3.8%
50 or More Units	178	2.0%	951	3.5%	4,960	4.9%
Mobile Home or Trailer	398	4.4%	677	2.5%	2,083	2.1%
Other Structure	-	-	3	-	27	-
Homes Built By Year (2021)						
Homes Built 2014 or later	382	3.6%	977	3.1%	2,452	2.2%
Homes Built 2010 to 2013	324	3.0%	894	2.9%	1,764	1.6%
Homes Built 2000 to 2009	1,200	11.3%	3,079	9.9%	7,357	6.5%
Homes Built 1990 to 1999	928	8.7%	3,170	10.2%	8,303	7.3%
Homes Built 1980 to 1989	2,346	22.0%	5,744	18.4%	12,218	10.8%
Homes Built 1970 to 1979	2,260	21.2%	6,680	21.4%	14,986	13.2%
Homes Built 1960 to 1969	1,252	11.7%	3,566	11.4%	13,173	11.6%
Homes Built 1950 to 1959	610	5.7%	2,580	8.3%	18,349	16.2%
Homes Built 1940 to 1949	183	1.7%	779	2.5%	7,554	6.7%
Homes Built Before 1939	684	6.4%	2,183	7.0%	19,229	17.0%
Median Age of Homes	36.6	yrs	38.3	yrs	48.7	yrs
Home Values (2021)						
Owner Specified Housing Units	8,491		21,972		68,809	
Home Values $1,000,000 or More	67	0.8%	144	0.7%	394	0.6%
Home Values $750,000 to $999,999	103	1.2%	205	0.9%	491	0.7%
Home Values $500,000 to $749,999	90	1.1%	294	1.3%	1,060	1.5%
Home Values $400,000 to $499,999	176	2.1%	448	2.0%	1,086	1.6%
Home Values $300,000 to $399,999	357	4.2%	1,216	5.5%	3,144	4.6%
Home Values $250,000 to $299,999	494	5.8%	1,537	7.0%	3,904	5.7%
Home Values $200,000 to $249,999	1,142	13.4%	2,739	12.5%	7,467	10.9%
Home Values $175,000 to $199,999	941	11.1%	2,168	9.9%	5,197	7.6%
Home Values $150,000 to $174,999	1,430	16.8%	3,817	17.4%	9,433	13.7%
Home Values $125,000 to $149,999	1,389	16.4%	3,243	14.8%	10,008	14.5%
Home Values $100,000 to $124,999	1,132	13.3%	2,814	12.8%	10,513	15.3%
Home Values $90,000 to $99,999	234	2.8%	757	3.4%	3,935	5.7%
Home Values $80,000 to $89,999	261	3.1%	731	3.3%	3,619	5.3%
Home Values $70,000 to $79,999	141	1.7%	588	2.7%	2,884	4.2%
Home Values $60,000 to $69,999	97	1.1%	310	1.4%	1,534	2.2%
Home Values $50,000 to $59,999	69	0.8%	164	0.7%	929	1.4%
Home Values $35,000 to $49,999	58	0.7%	139	0.6%	813	1.2%
Home Values $25,000 to $34,999	72	0.8%	102	0.5%	385	0.6%
Home Values $10,000 to $24,999	128	1.5%	333	1.5%	1,153	1.7%
Home Values Under $10,000	110	1.3%	221	1.0%	860	1.3%
Owner-Occupied Median Home Value	$161,639		$164,541		$146,853	
Renter-Occupied Median Rent	$973		$857		$784	

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Marketfair North 4160 NY-31, Clay, NY 13041	3 mi radius		5 mi radius		10 mi radius	
Total Annual Consumer Expenditure (2021)						
Total Household Expenditure	$740.18 M		$2.11 B		$6.47 B	
Total Non-Retail Expenditure	$389.72 M		$1.11 B		$3.42 B	
Total Retail Expenditure	$350.46 M		$995.24 M		$3.06 B	
Apparel	$26.24 M		$74.59 M		$227.24 M	
Contributions	$24.56 M		$69.65 M		$209.25 M	
Education	$22.79 M		$64.8 M		$189.73 M	
Entertainment	$42.56 M		$120.56 M		$365.25 M	
Food and Beverages	$108.55 M		$309.02 M		$956.16 M	
Furnishings and Equipment	$26.45 M		$74.9 M		$227.33 M	
Gifts	$18.3 M		$52.27 M		$156.91 M	
Health Care	$62.39 M		$177.12 M		$552.65 M	
Household Operations	$29.28 M		$83.12 M		$253.58 M	
Miscellaneous Expenses	$14.06 M		$39.96 M		$122.75 M	
Personal Care	$9.96 M		$28.32 M		$87.08 M	
Personal Insurance	$5.41 M		$15.23 M		$45.21 M	
Reading	$1.62 M		$4.6 M		$14.14 M	
Shelter	$154.39 M		$440.86 M		$1.36 B	
Tobacco	$4.21 M		$12.12 M		$39.83 M	
Transportation	$135.81 M		$385.17 M		$1.18 B	
Utilities	$53.61 M		$152.76 M		$481.7 M	
Monthly Household Consumer Expenditure (2021)						
Total Household Expenditure	$6,065		$5,916		$5,119	
Total Non-Retail Expenditure	$3,194	52.7%	$3,119	52.7%	$2,700	52.8%
Total Retail Expenditures	$2,872	47.3%	$2,797	47.3%	$2,418	47.2%
Apparel	$215	3.5%	$210	3.5%	$180	3.5%
Contributions	$201	3.3%	$196	3.3%	$165	3.2%
Education	$187	3.1%	$182	3.1%	$150	2.9%
Entertainment	$349	5.8%	$339	5.7%	$289	5.6%
Food and Beverages	$890	14.7%	$868	14.7%	$756	14.8%
Furnishings and Equipment	$217	3.6%	$211	3.6%	$180	3.5%
Gifts	$150	2.5%	$147	2.5%	$124	2.4%
Health Care	$511	8.4%	$498	8.4%	$437	8.5%
Household Operations	$240	4.0%	$234	3.9%	$201	3.9%
Miscellaneous Expenses	$115	1.9%	$112	1.9%	$97	1.9%
Personal Care	$82	1.3%	$80	1.3%	$69	1.3%
Personal Insurance	$44	0.7%	$43	0.7%	$36	0.7%
Reading	$13	0.2%	$13	0.2%	$11	0.2%
Shelter	$1,265	20.9%	$1,239	20.9%	$1,078	21.1%
Tobacco	$34	0.6%	$34	0.6%	$31	0.6%
Transportation	$1,113	18.3%	$1,082	18.3%	$934	18.2%
Utilities	$439	7.2%	$429	7.3%	$381	7.4%