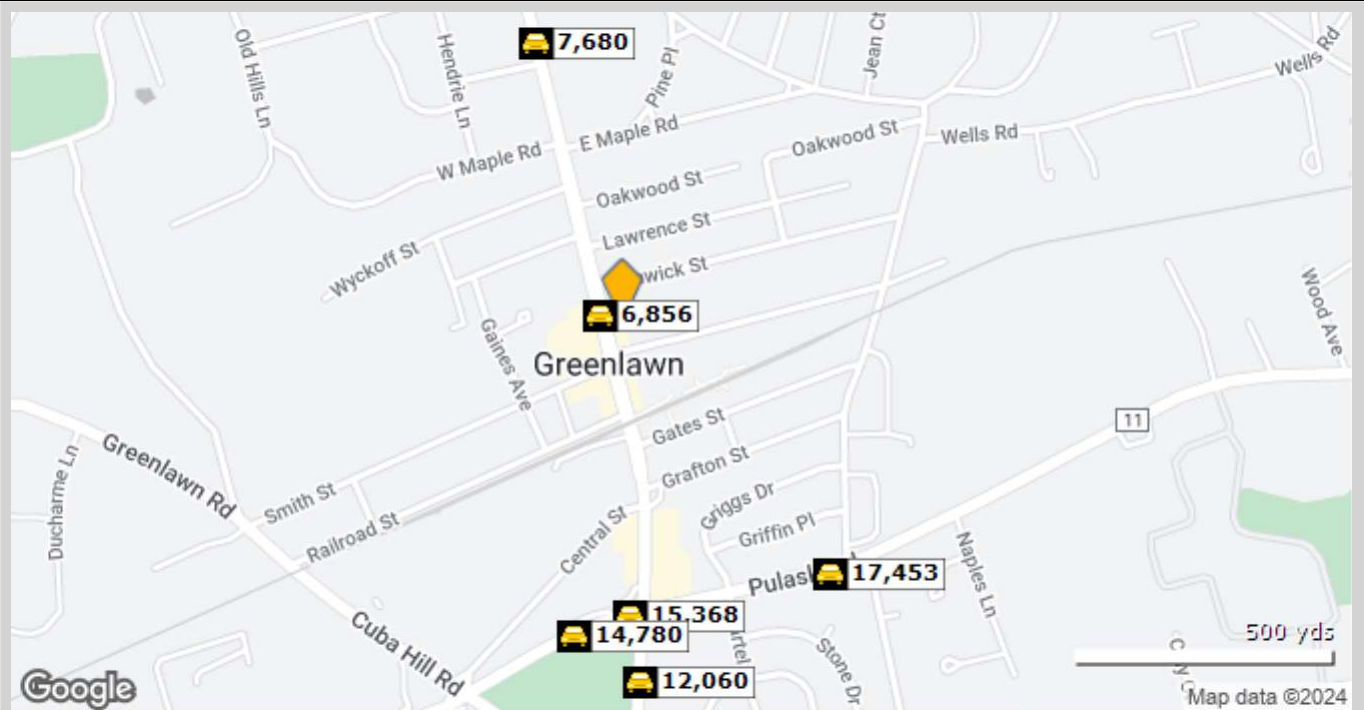


# Traffic Count Report

54 Broadway, Greenlawn, NY 11740

Building Type: **General Retail**  
 Secondary: **Storefront Retail/Office**  
 GLA: **6,791 SF**  
 Year Built: -  
 Total Available: **0 SF**  
 % Leased: **100%**  
 Rent/SF/Mo: -



	Street	Cross Street	Cross Str Dist	Count Year	Avg Daily Volume	Volume Type	Miles from Subject Prop
1	Broadway	Fenwick St	0.04 N	2018	6,856	MPSI	.03
2	East Pulaski Road	Broadway	0.01 E	2022	15,368	MPSI	.32
3	Broadway	Gwen Pl	0.02 S	2018	6,846	MPSI	.33
4	Broadway	Gwen Pl	0.02 S	2022	7,680	MPSI	.33
5	Pulaski Rd	Broadway	0.08 E	2020	15,038	MPSI	.35
6	Pulaski Rd	Broadway	0.08 E	2018	14,067	MPSI	.35
7	Pulaski Rd	Broadway	0.08 E	2022	14,780	MPSI	.35
8	Pulaski Rd	Taylor Ave	0.02 E	2022	17,265	MPSI	.36
9	Pulaski Rd	Taylor Ave	0.02 E	2021	17,453	MPSI	.36
10	Broadway	Fern Pl	0.04 S	2018	12,060	AADT	.40



# Demographic Summary Report

54 Broadway, Greenlawn, NY 11740

Building Type: **General Retail** Total Available: **0 SF**  
 Secondary: **Storefront Retail/Office** % Leased: **100%**  
 GLA: **6,791 SF** Rent/SF/Yr: **-**  
 Year Built: **-**



Radius	1 Mile	3 Mile	5 Mile
<b>Population</b>			
2028 Projection	7,547	86,719	175,544
2023 Estimate	7,445	85,366	172,924
2010 Census	7,730	87,691	178,279
Growth 2023 - 2028	1.37%	1.58%	1.52%
Growth 2010 - 2023	-3.69%	-2.65%	-3.00%
<b>2023 Population by Hispanic Origin</b>	590	14,305	26,016
<b>2023 Population</b>	7,445	85,366	172,924
White	6,517 87.54%	72,489 84.92%	148,753 86.02%
Black	400 5.37%	6,208 7.27%	9,926 5.74%
Am. Indian & Alaskan	19 0.26%	470 0.55%	842 0.49%
Asian	348 4.67%	4,268 5.00%	9,886 5.72%
Hawaiian & Pacific Island	1 0.01%	83 0.10%	138 0.08%
Other	161 2.16%	1,848 2.16%	3,379 1.95%
U.S. Armed Forces	0	16	39
<b>Households</b>			
2028 Projection	2,681	29,451	59,140
2023 Estimate	2,651	29,046	58,374
2010 Census	2,793	30,179	60,890
Growth 2023 - 2028	1.13%	1.39%	1.31%
Growth 2010 - 2023	-5.08%	-3.75%	-4.13%
Owner Occupied	2,043 77.07%	23,425 80.65%	48,692 83.41%
Renter Occupied	608 22.93%	5,621 19.35%	9,682 16.59%
<b>2023 Households by HH Income</b>	2,650	29,047	58,373
Income: <\$25,000	423 15.96%	2,293 7.89%	4,242 7.27%
Income: \$25,000 - \$50,000	317 11.96%	2,987 10.28%	5,429 9.30%
Income: \$50,000 - \$75,000	181 6.83%	2,595 8.93%	5,483 9.39%
Income: \$75,000 - \$100,000	171 6.45%	2,841 9.78%	5,069 8.68%
Income: \$100,000 - \$125,000	202 7.62%	3,062 10.54%	6,428 11.01%
Income: \$125,000 - \$150,000	181 6.83%	2,626 9.04%	5,457 9.35%
Income: \$150,000 - \$200,000	432 16.30%	4,763 16.40%	8,800 15.08%
Income: \$200,000+	743 28.04%	7,880 27.13%	17,465 29.92%
<b>2023 Avg Household Income</b>	\$150,114	\$156,132	\$162,369
<b>2023 Med Household Income</b>	\$129,282	\$132,097	\$136,615

