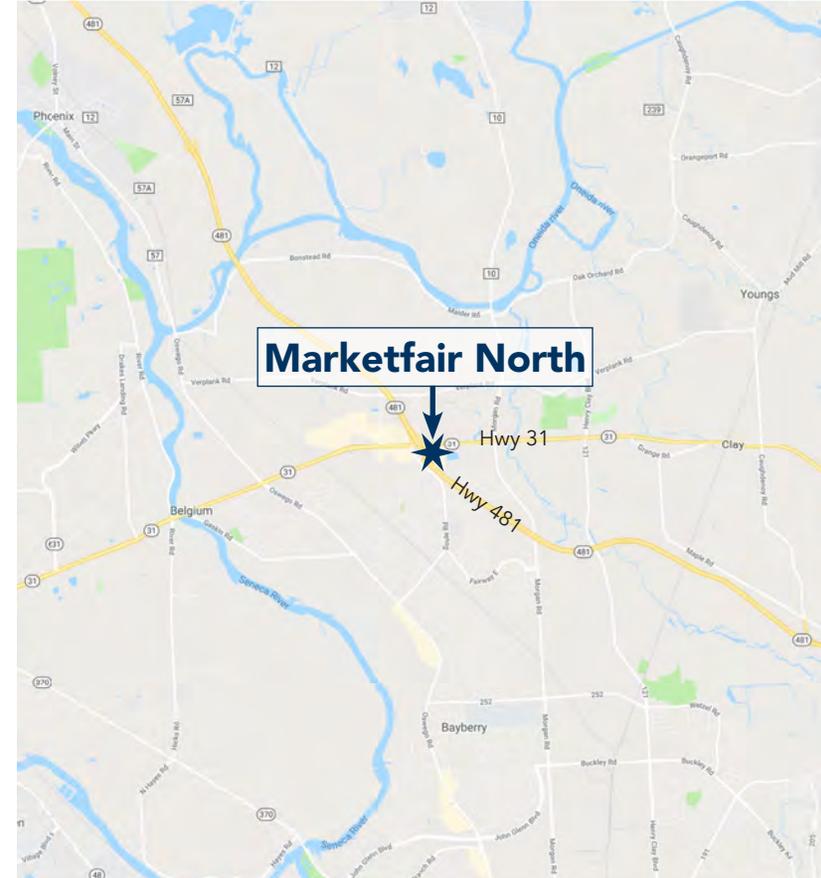


MARKETFAIR NORTH

4100 - 4160 Route 31, Clay, NY 13041



PROPERTY HIGHLIGHTS

-  ANCHOR RETAIL SPACES AVAILABLE 26,878 SF, 21,775 SF
Retail Space Available: 2,034 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: 03/04/26 P. 1

POPULATION

3 Mi	25,283
5 Mi	69,133
10Mi	242,455

CARS PER DAY

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

AV. HH INCOME

3 Mi	\$125,373
5 Mi	\$118,809
10Mi	\$102,425

EMPLOYEES

3 Mi	5,086
5 Mi	16,637
10Mi	104,860



SHARY THUR



202-359-3469



sthur@thurassociates.com

MARKETFAIR NORTH

4100 - 4160 Route 31, Clay, NY 13041



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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4100 - 4160 Route 31, Clay, NY 13041



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MARKETFAIR NORTH

4100 - 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: 03/04/26 P. 5



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MARKETFAIR NORTH

4100 - 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	Available	Former 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	Available	Specialty Fruit Arrangement	2,034
615	Momentum Financial Partners	Financial Services	1,166
620	Bert's Bikes	Bike Store	6,366
700	Available	former 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	Raven's Joint	Cannabis store	2,631
904	Medical Office	Medical Office	2,583
1000	Justin's Canine Campus	Dog Day Care	6,593
1100	Larger Than Life	Toy Store	8,775
		TOTAL GLA	136,965

last updated: 03/04/26 P. 6



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MARKETFAIR NORTH

4100 - 4160 Route 31, Clay, NY 13041



last updated: 03/04/26 P. 7



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BOCA RATON

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Boca Raton, FL 33432

561-395-2441



Complete Profile

2010-2020 Census, 2025 Estimates with 2030 Projections
 Calculated using Weighted Block Centroid from Block Groups



Lat/Lon: 43.1851/-76.2295

Marketfair North Clay, NY 13041	3 mi radius		5 mi radius		10 mi radius	
Population						
Estimated Population (2025)	25,283		69,133		242,455	
Projected Population (2030)	24,560		67,298		235,869	
Census Population (2020)	26,273		71,604		246,734	
Census Population (2010)	24,024		68,158		241,817	
Projected Annual Growth (2025-2030)	-723	-0.6%	-1,835	-0.5%	-6,587	-0.5%
Historical Annual Growth (2020-2025)	-991	-	-2,472	-0.7%	-4,279	-0.3%
Historical Annual Growth (2010-2020)	2,249	0.9%	3,446	0.5%	4,917	0.2%
Estimated Population Density (2025)	895 <i>psm</i>		881 <i>psm</i>		772 <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 (2025)	10,377		28,880		104,907	
Projected Households (2030)	10,231		28,469		103,398	
Census Households (2020)	10,380		29,132		104,616	
Census Households (2010)	9,182		26,919		100,114	
Projected Annual Growth (2025-2030)	-146	-0.3%	-411	-0.3%	-1,509	-0.3%
Historical Annual Change (2010-2025)	1,195	0.9%	1,961	0.5%	4,793	0.3%
Average Household Income						
Estimated Average Household Income (2025)	\$125,373		\$118,809		\$102,425	
Projected Average Household Income (2030)	\$125,385		\$118,981		\$102,661	
Census Average Household Income (2010)	\$79,454		\$77,435		\$61,872	
Census Average Household Income (2000)	\$63,607		\$61,810		\$51,018	
Projected Annual Change (2025-2030)	\$12	-	\$171	-	\$236	-
Historical Annual Change (2000-2025)	\$61,766	3.9%	\$57,000	3.7%	\$51,407	4.0%
Median Household Income						
Estimated Median Household Income (2025)	\$104,664		\$99,797		\$82,402	
Projected Median Household Income (2030)	\$104,642		\$99,828		\$82,530	
Census Median Household Income (2010)	\$73,707		\$68,444		\$53,522	
Census Median Household Income (2000)	\$57,472		\$54,309		\$43,560	
Projected Annual Change (2025-2030)	-\$22	-	\$31	-	\$128	-
Historical Annual Change (2000-2025)	\$47,193	3.3%	\$45,488	3.4%	\$38,842	3.6%
Per Capita Income						
Estimated Per Capita Income (2025)	\$51,468		\$49,666		\$44,383	
Projected Per Capita Income (2030)	\$52,241		\$50,367		\$45,071	
Census Per Capita Income (2010)	\$30,342		\$30,568		\$25,615	
Census Per Capita Income (2000)	\$22,855		\$23,091		\$20,611	
Projected Annual Change (2025-2030)	\$773	0.3%	\$701	0.3%	\$688	0.3%
Historical Annual Change (2000-2025)	\$28,613	5.0%	\$26,575	4.6%	\$23,772	4.6%
Estimated Average Household Net Worth (2025)	\$1.37 M		\$1.27 M		\$1.02 M	

Complete Profile

2010-2020 Census, 2025 Estimates with 2030 Projections
 Calculated using Weighted Block Centroid from Block Groups



Lat/Lon: 43.1851/-76.2295

Marketfair North Clay, NY 13041		3 mi radius	5 mi radius	10 mi radius
Total Annual Consumer Expenditure (2025)				
Total Household Expenditure		\$1.17 B	\$3.17 B	\$10.25 B
Total Non-Retail Expenditure		\$590.8 M	\$1.61 B	\$5.11 B
Total Retail Expenditure		\$580.37 M	\$1.57 B	\$5.14 B
Alcoholic Beverages		\$7.14 M	\$19.3 M	\$62.29 M
Apparel		\$21.32 M	\$57.7 M	\$188.08 M
Contributions		\$38.1 M	\$102.65 M	\$324.54 M
Education		\$26.91 M	\$72.57 M	\$231.34 M
Entertainment		\$65.9 M	\$178.38 M	\$582.78 M
Food Away From Home		\$50.89 M	\$137.64 M	\$447.47 M
Grocery		\$71.66 M	\$195.27 M	\$666.58 M
Health Care		\$70.12 M	\$193.29 M	\$692.04 M
Household Furnishings and Equipment		\$30.89 M	\$83.51 M	\$270.57 M
Household Operations		\$21.35 M	\$57.83 M	\$189.48 M
Miscellaneous Expenses		\$19.86 M	\$53.71 M	\$174.63 M
Personal Care		\$14.27 M	\$38.81 M	\$130.84 M
Shelter		\$174.92 M	\$481.95 M	\$1.63 B
Tax and Retirement		\$323.49 M	\$866.43 M	\$2.6 B
Tobacco and Related		\$4.84 M	\$13.38 M	\$49.95 M
Transportation		\$178.7 M	\$480.29 M	\$1.54 B
Utilities		\$50.82 M	\$138.58 M	\$475.27 M
Monthly Household Consumer Expenditure (2025)				
Total Household Expenditure		\$9,405	\$9,151	\$8,142
Total Non-Retail Expenditure		\$4,744 50.4%	\$4,633 50.6%	\$4,062 49.9%
Total Retail Expenditures		\$4,661 49.6%	\$4,518 49.4%	\$4,080 50.1%
Alcoholic Beverages		\$57 0.6%	\$56 0.6%	\$49 0.6%
Apparel		\$171 1.8%	\$166 1.8%	\$149 1.8%
Contributions		\$306 3.3%	\$296 3.2%	\$258 3.2%
Education		\$216 2.3%	\$209 2.3%	\$184 2.3%
Entertainment		\$529 5.6%	\$515 5.6%	\$463 5.7%
Food Away From Home		\$409 4.3%	\$397 4.3%	\$355 4.4%
Grocery		\$575 6.1%	\$563 6.2%	\$530 6.5%
Health Care		\$563 6.0%	\$558 6.1%	\$550 6.8%
Household Furnishings and Equipment		\$248 2.6%	\$241 2.6%	\$215 2.6%
Household Operations		\$171 1.8%	\$167 1.8%	\$151 1.8%
Miscellaneous Expenses		\$160 1.7%	\$155 1.7%	\$139 1.7%
Personal Care		\$115 1.2%	\$112 1.2%	\$104 1.3%
Shelter		\$1,405 14.9%	\$1,391 15.2%	\$1,292 15.9%
Tax and Retirement		\$2,598 27.6%	\$2,500 27.3%	\$2,066 27.3%
Tobacco and Related		\$39 0.4%	\$39 0.4%	\$40 0.5%
Transportation		\$1,435 15.3%	\$1,386 15.1%	\$1,221 15.0%
Utilities		\$408 4.3%	\$400 4.4%	\$378 4.6%

Complete Profile

2010-2020 Census, 2025 Estimates with 2030 Projections
 Calculated using Weighted Block Centroid from Block Groups



Lat/Lon: 43.1851/-76.2295

Marketfair North			3 mi radius		5 mi radius		10 mi radius	
Clay, NY 13041								
Race and Ethnicity								
Total Population (2025)	25,283		69,133		242,455			
White (2025)	21,771	86.1%	59,052	85.4%	195,318	80.6%		
Black or African American (2025)	1,301	5.1%	3,973	5.7%	20,851	8.6%		
American Indian or Alaska Native (2025)	52	0.2%	154	0.2%	988	0.4%		
Asian (2025)	781	3.1%	2,254	3.3%	10,357	4.3%		
Hawaiian or Pacific Islander (2025)	4	-	16	-	56	-		
Other Race (2025)	262	1.0%	693	1.0%	3,011	1.2%		
Two or More Races (2025)	1,113	4.4%	2,991	4.3%	11,875	4.9%		
Population < 18 (2025)	5,286	20.9%	14,581	21.1%	51,193	21.1%		
White Not Hispanic	4,024	76.1%	10,891	74.7%	33,294	65.0%		
Black or African American	345	6.5%	1,139	7.8%	7,122	13.9%		
Asian	185	3.5%	619	4.2%	3,312	6.5%		
Other Race Not Hispanic	393	7.4%	1,062	7.3%	3,996	7.8%		
Hispanic	339	6.4%	870	6.0%	3,469	6.8%		
Not Hispanic or Latino Population (2025)	24,310	96.2%	66,472	96.2%	231,257	95.4%		
Not Hispanic White	21,441	88.2%	58,122	87.4%	191,842	83.0%		
Not Hispanic Black or African American	1,231	5.1%	3,756	5.7%	19,798	8.6%		
Not Hispanic American Indian or Alaska Native	42	0.2%	128	0.2%	832	0.4%		
Not Hispanic Asian	764	3.1%	2,231	3.4%	10,279	4.4%		
Not Hispanic Hawaiian or Pacific Islander	3	-	11	-	43	-		
Not Hispanic Other Race	45	0.2%	122	0.2%	464	0.2%		
Not Hispanic Two or More Races	784	3.2%	2,101	3.2%	8,000	3.5%		
Hispanic or Latino Population (2025)	973	3.8%	2,661	3.8%	11,198	4.6%		
Hispanic White	329	33.9%	930	35.0%	3,476	31.0%		
Hispanic Black or African American	70	7.1%	217	8.1%	1,053	9.4%		
Hispanic American Indian or Alaska Native	10	1.0%	26	1.0%	156	1.4%		
Hispanic Asian	16	1.7%	23	0.9%	78	0.7%		
Hispanic Hawaiian or Pacific Islander	1	0.1%	5	0.2%	13	0.1%		
Hispanic Other Race	217	22.3%	570	21.4%	2,547	22.7%		
Hispanic Two or More Races	329	33.8%	890	33.5%	3,875	34.6%		
Not Hispanic or Latino Population (2020)	25,343	96.5%	69,033	96.4%	235,570	95.5%		
Hispanic or Latino Population (2020)	931	3.5%	2,571	3.6%	11,164	4.5%		
Not Hispanic or Latino Population (2010)	23,496	97.8%	66,616	97.7%	234,385	96.9%		
Hispanic or Latino Population (2010)	528	2.2%	1,543	2.3%	7,432	3.1%		
Not Hispanic or Latino Population (2030)	23,452	95.5%	64,289	95.5%	223,823	94.9%		
Hispanic or Latino Population (2030)	1,108	4.5%	3,009	4.5%	12,045	5.1%		
Projected Annual Growth (2025-2030)	136	2.8%	348	2.6%	847	1.5%		
Historical Annual Growth (2010-2020)	403	7.6%	1,029	6.7%	3,732	5.0%		

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Complete Profile

2010-2020 Census, 2025 Estimates with 2030 Projections
 Calculated using Weighted Block Centroid from Block Groups



Lat/Lon: 43.1851/-76.2295

Marketfair North		3 mi radius		5 mi radius		10 mi radius	
Clay, NY 13041							
Total Age Distribution (2025)							
Total Population		25,283		69,133		242,455	
Age Under 5 Years		1,313	5.2%	3,527	5.1%	12,997	5.4%
Age 5 to 9 Years		1,459	5.8%	4,172	6.0%	14,724	6.1%
Age 10 to 14 Years		1,506	6.0%	4,302	6.2%	14,755	6.1%
Age 15 to 19 Years		1,485	5.9%	3,896	5.6%	13,455	5.5%
Age 20 to 24 Years		1,130	4.5%	3,341	4.8%	12,130	5.0%
Age 25 to 29 Years		1,316	5.2%	3,977	5.8%	15,627	6.4%
Age 30 to 34 Years		1,629	6.4%	4,515	6.5%	16,915	7.0%
Age 35 to 39 Years		1,906	7.5%	5,027	7.3%	17,295	7.1%
Age 40 to 44 Years		1,732	6.8%	4,720	6.8%	15,814	6.5%
Age 45 to 49 Years		1,533	6.1%	4,139	6.0%	13,916	5.7%
Age 50 to 54 Years		1,614	6.4%	4,213	6.1%	14,225	5.9%
Age 55 to 59 Years		1,757	6.9%	4,667	6.8%	15,776	6.5%
Age 60 to 64 Years		1,876	7.4%	5,008	7.2%	16,848	6.9%
Age 65 to 69 Years		1,772	7.0%	4,605	6.7%	15,256	6.3%
Age 70 to 74 Years		1,472	5.8%	3,874	5.6%	12,870	5.3%
Age 75 to 79 Years		958	3.8%	2,600	3.8%	9,303	3.8%
Age 80 to 84 Years		528	2.1%	1,508	2.2%	5,646	2.3%
Age 85 Years or Over		298	1.2%	1,040	1.5%	4,903	2.0%
Median Age		41.8		41.6		40.9	
Age 19 Years or Less		5,763	22.8%	15,898	23.0%	55,931	23.1%
Age 20 to 64 Years		14,492	57.3%	39,607	57.3%	138,546	57.1%
Age 65 Years or Over		5,028	19.9%	13,628	19.7%	47,978	19.8%
Female Age Distribution (2025)							
Female Population		12,925	51.1%	35,365	51.2%	123,324	50.9%
Age Under 5 Years		640	5.0%	1,714	4.8%	6,360	5.2%
Age 5 to 9 Years		708	5.5%	2,016	5.7%	7,221	5.9%
Age 10 to 14 Years		717	5.5%	2,095	5.9%	7,139	5.8%
Age 15 to 19 Years		715	5.5%	1,882	5.3%	6,574	5.3%
Age 20 to 24 Years		536	4.1%	1,647	4.7%	5,955	4.8%
Age 25 to 29 Years		644	5.0%	1,983	5.6%	7,852	6.4%
Age 30 to 34 Years		847	6.6%	2,316	6.5%	8,515	6.9%
Age 35 to 39 Years		943	7.3%	2,574	7.3%	8,641	7.0%
Age 40 to 44 Years		897	6.9%	2,396	6.8%	8,039	6.5%
Age 45 to 49 Years		788	6.1%	2,131	6.0%	7,143	5.8%
Age 50 to 54 Years		845	6.5%	2,216	6.3%	7,293	5.9%
Age 55 to 59 Years		914	7.1%	2,433	6.9%	8,097	6.6%
Age 60 to 64 Years		978	7.6%	2,662	7.5%	8,735	7.1%
Age 65 to 69 Years		924	7.1%	2,435	6.9%	8,040	6.5%
Age 70 to 74 Years		795	6.1%	2,094	5.9%	6,930	5.6%
Age 75 to 79 Years		541	4.2%	1,432	4.0%	5,132	4.2%
Age 80 to 84 Years		305	2.4%	828	2.3%	3,171	2.6%
Age 85 Years or Over		186	1.4%	511	1.4%	2,487	2.0%
Female Median Age		43.2		42.6		41.9	
Age 19 Years or Less		2,781	21.5%	7,706	21.8%	27,294	22.1%
Age 20 to 64 Years		7,393	57.2%	20,358	57.6%	70,269	57.0%
Age 65 Years or Over		2,751	21.3%	7,301	20.6%	25,761	20.9%

Complete Profile

2010-2020 Census, 2025 Estimates with 2030 Projections
 Calculated using Weighted Block Centroid from Block Groups



Lat/Lon: 43.1851/-76.2295

Marketfair North		3 mi radius		5 mi radius		10 mi radius	
Clay, NY 13041							
Male Age Distribution (2025)							
Male Population		12,358	48.9%	33,768	48.8%	119,131	49.1%
Age Under 5 Years		673	5.4%	1,813	5.4%	6,637	5.6%
Age 5 to 9 Years		751	6.1%	2,157	6.4%	7,503	6.3%
Age 10 to 14 Years		789	6.4%	2,207	6.5%	7,616	6.4%
Age 15 to 19 Years		769	6.2%	2,015	6.0%	6,881	5.8%
Age 20 to 24 Years		594	4.8%	1,694	5.0%	6,175	5.2%
Age 25 to 29 Years		672	5.4%	1,994	5.9%	7,775	6.5%
Age 30 to 34 Years		781	6.3%	2,200	6.5%	8,401	7.1%
Age 35 to 39 Years		963	7.8%	2,453	7.3%	8,654	7.3%
Age 40 to 44 Years		835	6.8%	2,324	6.9%	7,775	6.5%
Age 45 to 49 Years		745	6.0%	2,008	5.9%	6,773	5.7%
Age 50 to 54 Years		768	6.2%	1,997	5.9%	6,932	5.8%
Age 55 to 59 Years		843	6.8%	2,234	6.6%	7,679	6.4%
Age 60 to 64 Years		899	7.3%	2,346	6.9%	8,114	6.8%
Age 65 to 69 Years		848	6.9%	2,170	6.4%	7,215	6.1%
Age 70 to 74 Years		677	5.5%	1,779	5.3%	5,940	5.0%
Age 75 to 79 Years		416	3.4%	1,168	3.5%	4,171	3.5%
Age 80 to 84 Years		223	1.8%	680	2.0%	2,474	2.1%
Age 85 Years or Over		112	0.9%	529	1.6%	2,415	2.0%
Male Median Age		40.4		40.5		39.8	
Age 19 Years or Less		2,982	24.1%	8,192	24.3%	28,637	24.0%
Age 20 to 64 Years		7,099	57.4%	19,249	57.0%	68,277	57.3%
Age 65 Years or Over		2,276	18.4%	6,327	18.7%	22,217	18.6%
Males per 100 Females (2025)							
Overall Comparison		96		95		97	
Age Under 5 Years		105	51.2%	106	51.4%	104	51.1%
Age 5 to 9 Years		106	51.5%	107	51.7%	104	51.0%
Age 10 to 14 Years		110	52.4%	105	51.3%	107	51.6%
Age 15 to 19 Years		108	51.8%	107	51.7%	105	51.1%
Age 20 to 24 Years		111	52.6%	103	50.7%	104	50.9%
Age 25 to 29 Years		104	51.0%	101	50.1%	99	49.8%
Age 30 to 34 Years		92	48.0%	95	48.7%	99	49.7%
Age 35 to 39 Years		102	50.5%	95	48.8%	100	50.0%
Age 40 to 44 Years		93	48.2%	97	49.2%	97	49.2%
Age 45 to 49 Years		95	48.6%	94	48.5%	95	48.7%
Age 50 to 54 Years		91	47.6%	90	47.4%	95	48.7%
Age 55 to 59 Years		92	48.0%	92	47.9%	95	48.7%
Age 60 to 64 Years		92	47.9%	88	46.8%	93	48.2%
Age 65 to 69 Years		92	47.8%	89	47.1%	90	47.3%
Age 70 to 74 Years		85	46.0%	85	45.9%	86	46.2%
Age 75 to 79 Years		77	43.5%	82	44.9%	81	44.8%
Age 80 to 84 Years		73	42.3%	82	45.1%	78	43.8%
Age 85 Years or Over		60	37.6%	103	50.8%	97	49.3%
Age 19 Years or Less		107	51.8%	106	51.5%	105	51.2%
Age 20 to 39 Years		101	50.3%	98	49.5%	100	50.0%
Age 40 to 64 Years		92	48.0%	92	48.0%	95	48.7%
Age 65 Years or Over		83	45.3%	87	46.4%	86	46.3%

Complete Profile

2010-2020 Census, 2025 Estimates with 2030 Projections
 Calculated using Weighted Block Centroid from Block Groups



Lat/Lon: 43.1851/-76.2295

Marketfair North Clay, NY 13041	3 mi radius		5 mi radius		10 mi radius	
Household Type (2025)						
Total Households	10,377		28,880		104,907	
Households with Children	2,900	27.9%	7,984	27.6%	27,352	26.1%
Average Household Size	2.4		2.4		2.3	
Household Density per Square Mile	367		368		334	
Population Family	20,435	80.8%	54,325	78.6%	181,266	74.8%
Population Non-Family	4,827	19.1%	14,498	21.0%	59,213	24.4%
Population Group Quarters	21	-	310	0.4%	1,977	0.8%
Family Households	6,796	65.5%	18,201	63.0%	60,840	58.0%
Married Couple Households	5,395	79.4%	13,985	76.8%	42,217	69.4%
Other Family Households with Children	1,401	20.6%	4,216	23.2%	18,623	30.6%
Family Households with Children	2,894	42.6%	7,970	43.8%	27,305	44.9%
Married Couple with Children	2,220	76.7%	5,731	71.9%	16,963	62.1%
Other Family Households with Children	675	23.3%	2,239	28.1%	10,342	37.9%
Family Households No Children	3,902	57.4%	10,231	56.2%	33,535	55.1%
Married Couple No Children	3,175	81.4%	8,254	80.7%	25,254	75.3%
Other Family Households No Children	726	18.6%	1,977	19.3%	8,281	24.7%
Non-Family Households	3,581	34.5%	10,679	37.0%	44,067	42.0%
Non-Family Households with Children	5	0.1%	14	0.1%	47	0.1%
Non-Family Households No Children	3,576	99.9%	10,665	99.9%	44,020	99.9%
Average Family Household Size	3.0		3.0		3.0	
Average Family Income	\$147,166		\$141,967		\$124,206	
Median Family Income	\$129,613		\$122,422		\$103,566	
Average Non-Family Household Size	1.3		1.4		1.3	
Marital Status (2025)						
Population Age 15 Years or Over	21,005		57,131		199,979	
Never Married	6,263	29.8%	17,936	31.4%	68,948	34.5%
Currently Married	10,718	51.0%	28,755	50.3%	89,949	45.0%
Previously Married	4,024	19.2%	10,440	18.3%	41,082	20.5%
Separated	575	14.3%	1,334	12.8%	6,007	14.6%
Widowed	1,207	30.0%	3,195	30.6%	11,822	28.8%
Divorced	2,241	55.7%	5,911	56.6%	23,253	56.6%
Educational Attainment (2025)						
Adult Population Age 25 Years or Over	18,390		49,893		174,395	
Elementary (Grade Level 0 to 8)	311	1.7%	863	1.7%	4,949	2.8%
Some High School (Grade Level 9 to 11)	619	3.4%	1,887	3.8%	8,563	4.9%
High School Graduate	4,053	22.0%	11,014	22.1%	46,835	26.9%
Some College	2,865	15.6%	7,776	15.6%	29,036	16.6%
Associate Degree Only	2,561	13.9%	7,295	14.6%	24,460	14.0%
Bachelor Degree Only	4,492	24.4%	12,002	24.1%	36,179	20.7%
Graduate Degree	3,489	19.0%	9,057	18.2%	24,374	14.0%
Any College (Some College or Higher)	13,407	72.9%	36,130	72.4%	114,048	65.4%
College Degree + (Bachelor Degree or Higher)	7,981	43.4%	21,059	42.2%	60,552	34.7%

Complete Profile

2010-2020 Census, 2025 Estimates with 2030 Projections
 Calculated using Weighted Block Centroid from Block Groups



Lat/Lon: 43.1851/-76.2295

Marketfair North Clay, NY 13041	3 mi radius		5 mi radius		10 mi radius	
Housing						
Total Housing Units (2025)	10,967		30,644		112,573	
Total Housing Units (2020)	10,819		30,568		112,090	
Historical Annual Growth (2020-2025)	148	-	76	-	483	-
Housing Units Occupied (2025)	10,377	94.6%	28,880	94.2%	104,907	93.2%
Housing Units Owner-Occupied	8,111	78.2%	20,630	71.4%	66,996	63.9%
Housing Units Renter-Occupied	2,266	21.8%	8,250	28.6%	37,911	36.1%
Housing Units Vacant (2025)	590	5.4%	1,765	5.8%	7,666	6.8%
Household Size (2025)						
Total Households	10,377		28,880		104,907	
1 Person Households	2,810	27.1%	8,403	29.1%	35,324	33.7%
2 Person Households	3,688	35.5%	10,210	35.4%	36,005	34.3%
3 Person Households	1,692	16.3%	4,466	15.5%	14,773	14.1%
4 Person Households	1,437	13.8%	3,713	12.9%	11,292	10.8%
5 Person Households	495	4.8%	1,414	4.9%	4,667	4.4%
6 Person Households	184	1.8%	459	1.6%	1,753	1.7%
7 or More Person Households	71	0.7%	215	0.7%	1,092	1.0%
Household Income Distribution (2025)						
HH Income \$200,000 or More	1,327	12.8%	3,544	12.3%	9,117	8.7%
HH Income \$150,000 to \$199,999	1,502	14.5%	3,769	13.1%	10,493	10.0%
HH Income \$125,000 to \$149,999	1,170	11.3%	2,657	9.2%	8,156	7.8%
HH Income \$100,000 to \$124,999	1,099	10.6%	3,701	12.8%	11,950	11.4%
HH Income \$75,000 to \$99,999	1,480	14.3%	4,081	14.1%	14,627	13.9%
HH Income \$50,000 to \$74,999	1,721	16.6%	4,574	15.8%	17,255	16.4%
HH Income \$35,000 to \$49,999	813	7.8%	2,271	7.9%	11,166	10.6%
HH Income \$25,000 to \$34,999	400	3.9%	1,393	4.8%	6,908	6.6%
HH Income \$15,000 to \$24,999	424	4.1%	1,343	4.7%	6,598	6.3%
HH Income \$10,000 to \$14,999	103	1.0%	408	1.4%	3,030	2.9%
HH Income Under \$10,000	337	3.3%	1,137	3.9%	5,607	5.3%
Household Vehicles (2025)						
Households 0 Vehicles Available	638	6.1%	1,877	6.5%	11,401	10.9%
Households 1 Vehicle Available	3,648	35.2%	10,989	38.1%	42,195	40.2%
Households 2 Vehicles Available	4,460	43.0%	11,669	40.4%	37,885	36.1%
Households 3 or More Vehicles Available	1,631	15.7%	4,344	15.0%	13,427	12.8%
Total Vehicles Available	18,031		48,835		163,029	
Average Vehicles per Household	1.7		1.7		1.6	
Owner-Occupied Household Vehicles	15,424	85.5%	39,431	80.7%	123,850	76.0%
Average Vehicles per Owner-Occupied Household	1.9		1.9		1.8	
Renter-Occupied Household Vehicles	2,607	14.5%	9,404	19.3%	39,179	24.0%
Average Vehicles per Renter-Occupied Household	1.2		1.1		1.0	
Travel Time (2025)						
Worker Base Age 16 years or Over	13,496		36,557		123,125	
Travel to Work in 14 Minutes or Less	2,732	20.2%	7,800	21.3%	33,469	27.2%
Travel to Work in 15 to 29 Minutes	6,436	47.7%	17,849	48.8%	56,826	46.2%
Travel to Work in 30 to 59 Minutes	1,906	14.1%	4,813	13.2%	14,831	12.0%
Travel to Work in 60 Minutes or More	618	4.6%	1,446	4.0%	4,750	3.9%
Work at Home	1,804	13.4%	4,649	12.7%	13,248	10.8%
Average Minutes Travel to Work	21.4		20.5		18.8	

Complete Profile

2010-2020 Census, 2025 Estimates with 2030 Projections
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Lat/Lon: 43.1851/-76.2295

Marketfair North Clay, NY 13041	3 mi radius		5 mi radius		10 mi radius	
Transportation To Work (2025)						
Worker Base Age 16 years or Over	13,496		36,557		123,125	
Drive to Work Alone	10,431	77.3%	28,150	77.0%	94,327	76.6%
Drive to Work in Carpool	958	7.1%	2,825	7.7%	10,058	8.2%
Travel to Work by Public Transportation	154	1.1%	404	1.1%	2,191	1.8%
Drive to Work on Motorcycle	8	-	13	-	99	-
Bicycle to Work	5	-	69	0.2%	202	0.2%
Walk to Work	66	0.5%	275	0.8%	2,079	1.7%
Other Means	71	0.5%	172	0.5%	920	0.7%
Work at Home	1,804	13.4%	4,649	12.7%	13,248	10.8%
Daytime Demographics (2025)						
Total Businesses	499		1,419		8,225	
Total Employees	5,086		16,637		104,860	
Company Headquarter Businesses	11	2.2%	56	4.0%	362	4.4%
Company Headquarter Employees	637	12.5%	1,985	11.9%	15,922	15.2%
Employee Population per Business	10.2	to 1	11.7	to 1	12.7	to 1
Residential Population per Business	50.6	to 1	48.7	to 1	29.5	to 1
Adj. Daytime Demographics Age 16 Years or Over	12,186		36,214		178,377	
Labor Force						
Labor Population Age 16 Years or Over (2025)	20,680		56,297		197,133	
Labor Force Total Males (2025)	9,986	48.3%	27,175	48.3%	95,994	48.7%
Male Civilian Employed	6,857	68.7%	18,823	69.3%	63,031	65.7%
Male Civilian Unemployed	159	1.6%	468	1.7%	2,422	2.5%
Males in Armed Forces	77	0.8%	153	0.6%	438	0.5%
Males Not in Labor Force	2,893	29.0%	7,731	28.4%	30,103	31.4%
Labor Force Total Females (2025)	10,694	51.7%	29,122	51.7%	101,138	51.3%
Female Civilian Employed	6,639	62.1%	17,735	60.9%	60,098	59.4%
Female Civilian Unemployed	127	1.2%	628	2.2%	2,026	2.0%
Females in Armed Forces	7	-	9	-	48	-
Females Not in Labor Force	3,921	36.7%	10,750	36.9%	38,967	38.5%
Unemployment Rate	286	1.4%	1,096	1.9%	4,448	2.3%
Occupation (2025)						
Occupation Population Age 16 Years or Over	13,496		36,557		123,125	
Occupation Total Males	6,857	50.8%	18,822	51.5%	63,027	51.2%
Occupation Total Females	6,639	49.2%	17,735	48.5%	60,098	48.8%
Management, Business, Financial Operations	2,642	19.6%	6,581	18.0%	19,658	16.0%
Professional, Related	4,361	32.3%	12,191	33.3%	37,396	30.4%
Service	1,810	13.4%	5,262	14.4%	20,532	16.7%
Sales, Office	2,667	19.8%	6,772	18.5%	23,054	18.7%
Farming, Fishing, Forestry	4	-	19	-	61	-
Construction, Extraction, Maintenance	757	5.6%	2,025	5.5%	7,165	5.8%
Production, Transport, Material Moving	1,255	9.3%	3,708	10.1%	15,259	12.4%
White Collar Workers	9,671	71.7%	25,543	69.9%	80,108	65.1%
Blue Collar Workers	3,825	28.3%	11,014	30.1%	43,017	34.9%

Complete Profile

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 Calculated using Weighted Block Centroid from Block Groups



Lat/Lon: 43.1851/-76.2295

Marketfair North		3 mi radius		5 mi radius		10 mi radius	
Clay, NY 13041							
Units In Structure (2025)							
Total Units		10,377		28,880		104,907	
1 Detached Unit		7,254	69.9%	19,323	66.9%	64,731	61.7%
1 Attached Unit		890	8.6%	1,900	6.6%	4,906	4.7%
2 Units		201	1.9%	783	2.7%	6,570	6.3%
3 to 4 Units		246	2.4%	1,154	4.0%	5,793	5.5%
5 to 9 Units		288	2.8%	1,429	4.9%	5,840	5.6%
10 to 19 Units		387	3.7%	1,554	5.4%	5,477	5.2%
20 to 49 Units		547	5.3%	1,229	4.3%	4,690	4.5%
50 or More Units		340	3.3%	1,155	4.0%	5,378	5.1%
Mobile Home or Trailer		224	2.2%	352	1.2%	1,504	1.4%
Other Structure		-	-	-	-	19	-
Homes Built By Year (2025)							
Homes Built 2020 or later		90	0.8%	234	0.8%	805	0.7%
Homes Built 2010 to 2019		1,105	10.1%	2,118	6.9%	5,441	4.8%
Homes Built 2000 to 2009		1,041	9.5%	2,904	9.5%	7,763	6.9%
Homes Built 1990 to 1999		1,057	9.6%	3,406	11.1%	9,258	8.2%
Homes Built 1980 to 1989		2,370	21.6%	5,328	17.4%	12,852	11.4%
Homes Built 1970 to 1979		1,914	17.5%	5,349	17.5%	13,929	12.4%
Homes Built 1960 to 1969		1,046	9.5%	3,529	11.5%	11,959	10.6%
Homes Built 1950 to 1959		891	8.1%	2,803	9.1%	17,621	15.7%
Homes Built 1940 to 1949		176	1.6%	722	2.4%	5,403	4.8%
Homes Built Before 1939		687	6.3%	2,486	8.1%	19,876	17.7%
Median Age of Homes		43.9	yrs	46.8	yrs	56.0	yrs
Home Values (2025)							
Owner Specified Housing Units		8,111		20,630		66,996	
Home Values \$1,000,000 or More		77	0.9%	183	0.9%	643	1.0%
Home Values \$750,000 to \$999,999		60	0.7%	189	0.9%	570	0.9%
Home Values \$500,000 to \$749,999		344	4.2%	886	4.3%	2,116	3.2%
Home Values \$400,000 to \$499,999		493	6.1%	1,373	6.7%	3,300	4.9%
Home Values \$300,000 to \$399,999		1,123	13.8%	2,935	14.2%	7,512	11.2%
Home Values \$250,000 to \$299,999		948	11.7%	2,199	10.7%	6,470	9.7%
Home Values \$200,000 to \$249,999		1,459	18.0%	3,966	19.2%	10,641	15.9%
Home Values \$175,000 to \$199,999		922	11.4%	2,235	10.8%	6,061	9.0%
Home Values \$150,000 to \$174,999		973	12.0%	2,553	12.4%	9,368	14.0%
Home Values \$125,000 to \$149,999		591	7.3%	1,361	6.6%	6,210	9.3%
Home Values \$100,000 to \$124,999		488	6.0%	1,160	5.6%	6,115	9.1%
Home Values \$90,000 to \$99,999		100	1.2%	228	1.1%	1,543	2.3%
Home Values \$80,000 to \$89,999		72	0.9%	222	1.1%	1,568	2.3%
Home Values \$70,000 to \$79,999		33	0.4%	93	0.5%	679	1.0%
Home Values \$60,000 to \$69,999		34	0.4%	119	0.6%	758	1.1%
Home Values \$50,000 to \$59,999		65	0.8%	153	0.7%	645	1.0%
Home Values \$35,000 to \$49,999		41	0.5%	67	0.3%	394	0.6%
Home Values \$25,000 to \$34,999		25	0.3%	76	0.4%	300	0.4%
Home Values \$10,000 to \$24,999		113	1.4%	354	1.7%	1,225	1.8%
Home Values Under \$10,000		150	1.8%	279	1.3%	876	1.3%
Owner-Occupied Median Home Value		\$225,108		\$229,090		\$199,882	
Renter-Occupied Median Rent		\$1,241		\$1,103		\$995	