

# NASSAU ROAD BLOCK FRONT ROOSEVELT, NY

**LOCATION:**

425 Nassau Road  
Block Front Westside  
W Clinton Ave to W Roosevelt Ave  
Roosevelt, Nassau County, NY 11575

**SIZE:** Lot area approximately 20,000 SF

**DESCRIPTION:**

- Zoned Business
- 200 feet of frontage
- 100 feet deep
- At traffic signal
- Left Turn lane onto Clinton Ave

**CURRENTLY:** Convenience Store

**NEARBY TENANTS:** 7-Eleven, Bolla

Markets, Western Beef, McDonalds, Rainbow Shops, Bethpage Federal Credit Union, Family Dollar Store, US Post Office, Roosevelt Family Health Center, and many more businesses, services and retailers



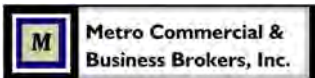
**NEIGHBORHOOD:** Densely populated middle income neighborhood. The site is located on busy Nassau Road with an AADT of 28,586 just south of the Southern State Parkway Exit 21.

**RENT:** TBD NNN. **Real Estate Taxes:** 2019 RE Taxes approximately \$12,833.00.

**NOTE:** Excellent Nassau Road Location Just south of the Southern State Parkway Exit 21.

2019	1 Mile	2 Mile	3 Mile
Estimated Population	29,086	117,829	246,029
Projected Median HH Income	\$85,992	\$95,426	\$97,556

**Average  
Daily Traffic  
28,586**



*For more information and inspection, contact*  
**Metro Commercial & Business Brokers, Inc.**  
425 Linda Drive, East Meadow, NY 11554  
[www.metrocbb.com](http://www.metrocbb.com)

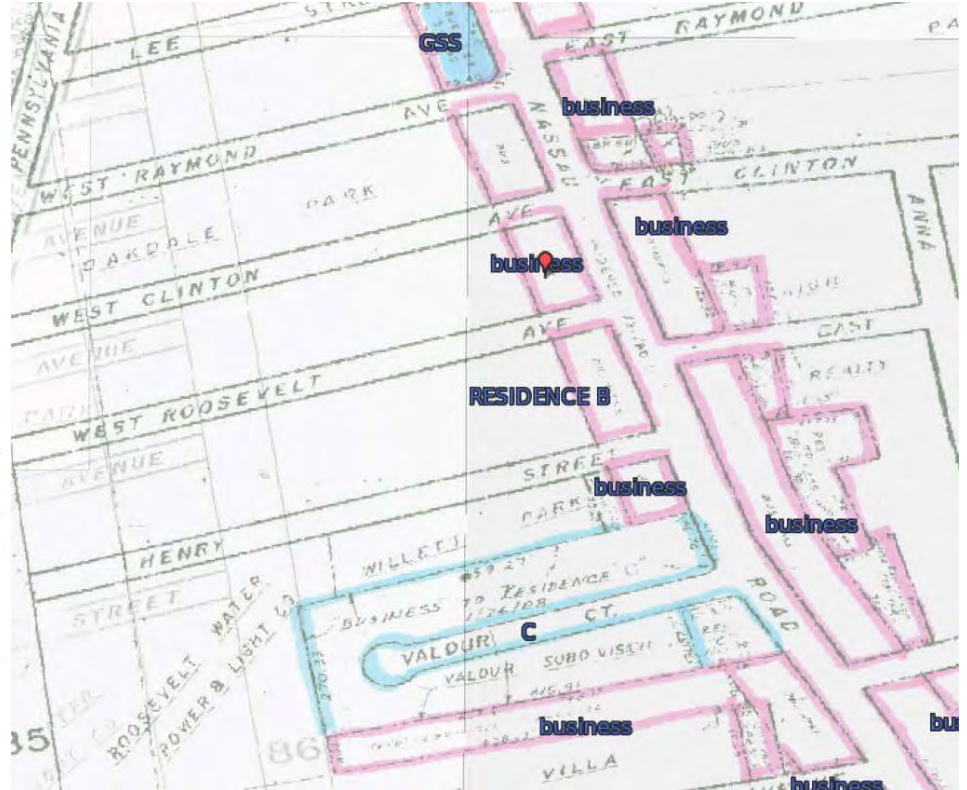
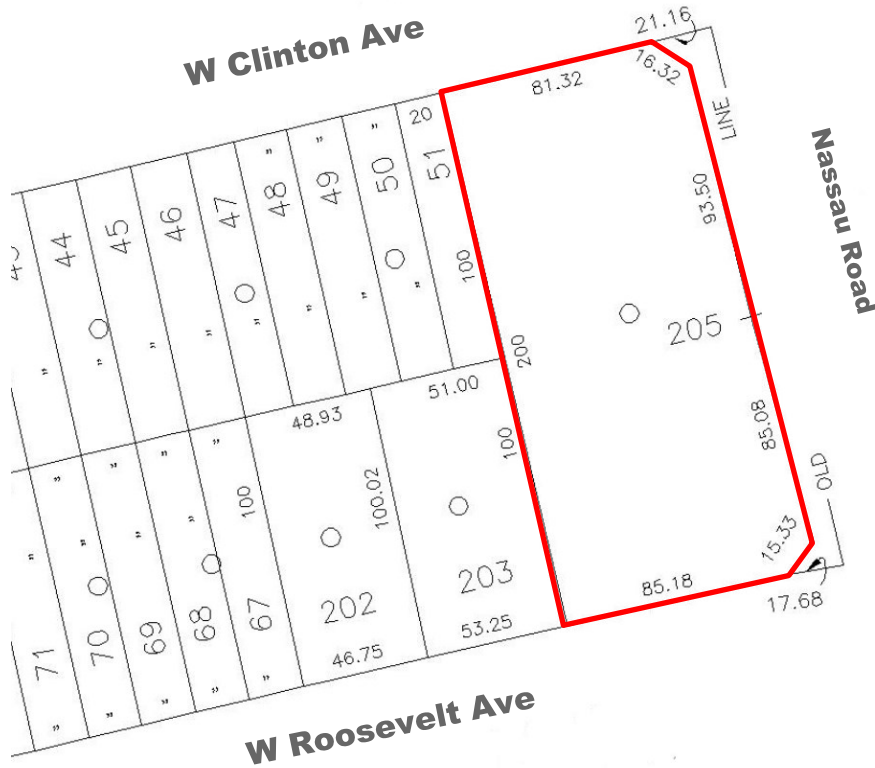


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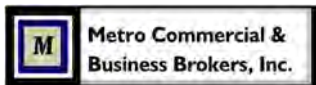
The information contained herein has either been given to us by owner of the property or obtained from sources that we deemed reliable. We have no reasons to doubt its accuracy but we do not guarantee the accuracy of any information provided herein. The value of this prospective investment is dependent upon these estimates and assumptions as well as the investment income, the tax bracket, zoning information and other factors which your tax advisor, architect and legal counsel should evaluate. The prospective buyer should carefully verify each item of income, measurements, zoning and all other information contained herein. We bear no responsibility for misprint or inaccurate information.

# 425 Nassau Road, Roosevelt, Nassau County, NY 11575



Zoning Map

Tax Map



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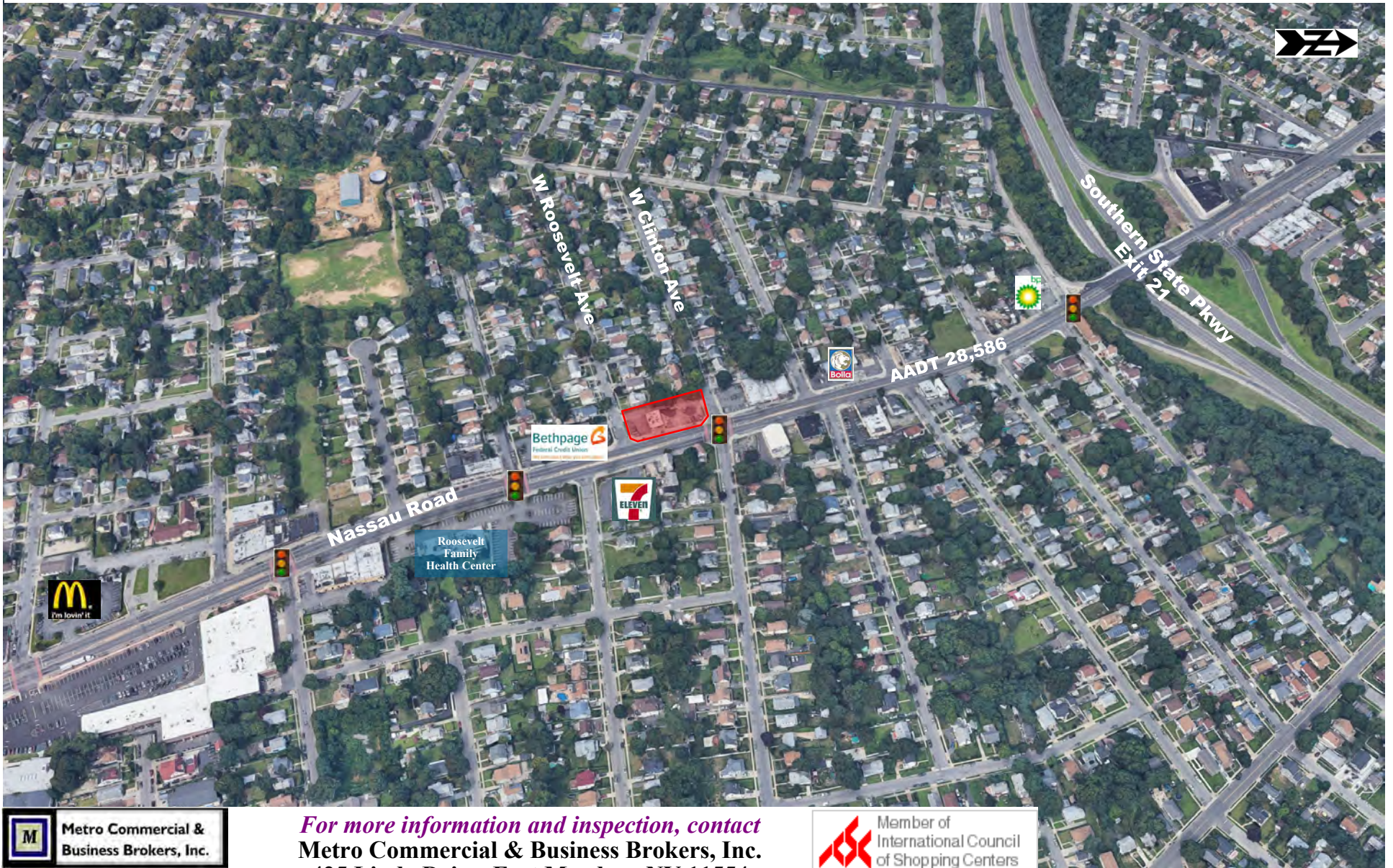


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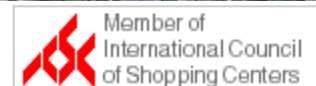
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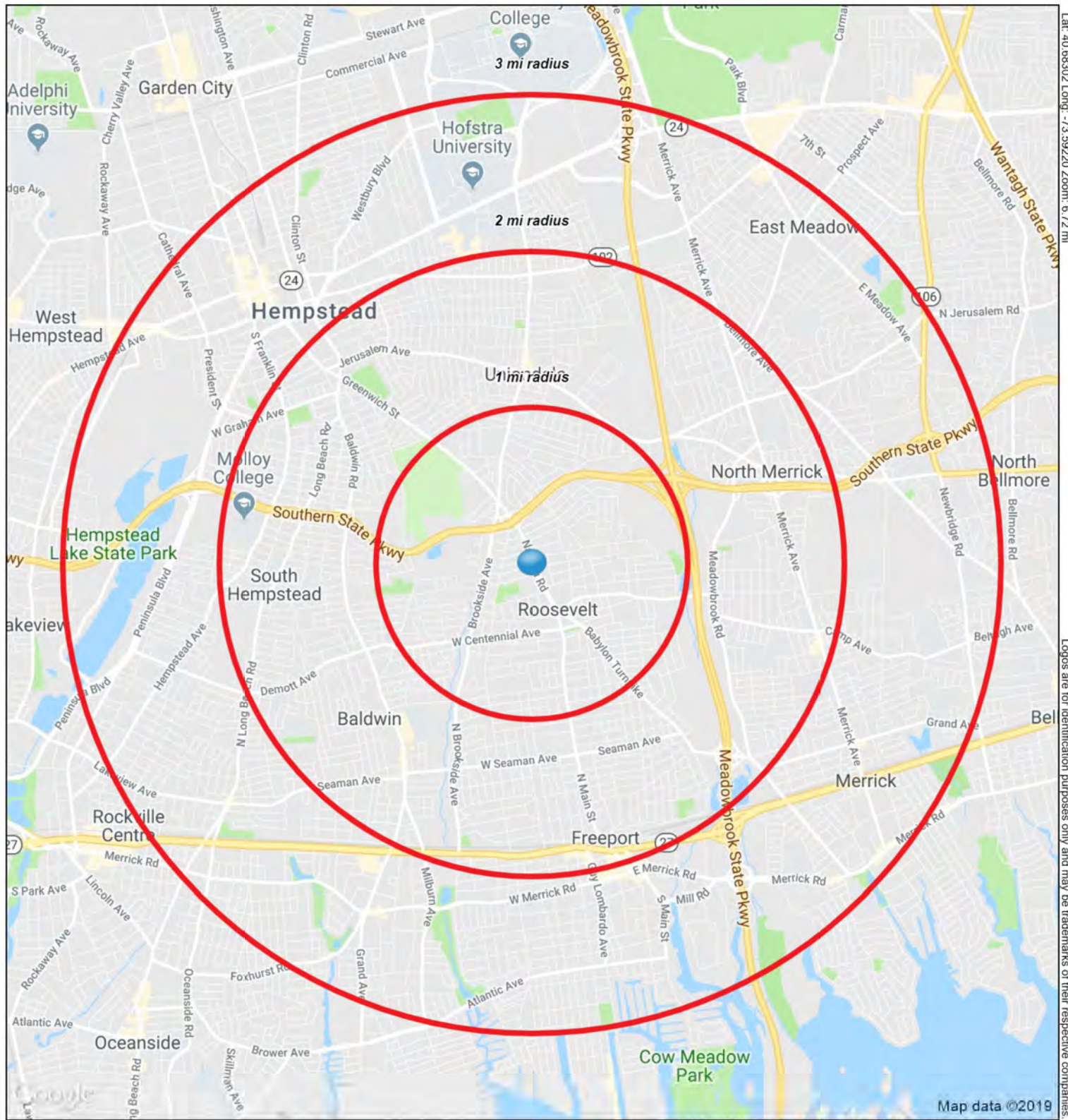
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Lat: 40.68302 Long: -73.59220 Zoom: 6.72 mi  
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**425 Nassau Rd**  
**Roosevelt, NY 11575**



August 2019

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# COMPLETE PROFILE

2000-2010 Census, 2019 Estimates with 2024 Projections

Calculated using Weighted Block Centroid from Block Groups



Metro Commercial & Business Brokers, Inc.

Lat/Lon: 40.6831/-73.5923

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## 425 Nassau Rd

### Roosevelt, NY 11575

	1 mi radius	2 mi radius	3 mi radius	5 mi radius
<b>Population</b>				
Estimated Population (2019)	29,086	117,829	246,029	531,595
Projected Population (2024)	29,960	119,964	249,656	537,744
Census Population (2010)	28,432	115,432	240,833	519,900
Census Population (2000)	27,285	112,038	237,635	517,600
Projected Annual Growth (2019-2024)	874 0.6%	2,135 0.4%	3,627 0.3%	6,149 0.2%
Historical Annual Growth (2010-2019)	654 0.2%	2,397 0.2%	5,196 0.2%	11,695 0.2%
Historical Annual Growth (2000-2010)	1,147 0.4%	3,394 0.3%	3,198 0.1%	2,300 -
Estimated Population Density (2019)	9,263 <i>psm</i>	9,381 <i>psm</i>	8,706 <i>psm</i>	6,771 <i>psm</i>
Trade Area Size	3.1 <i>sq mi</i>	12.6 <i>sq mi</i>	28.3 <i>sq mi</i>	78.5 <i>sq mi</i>
<b>Households</b>				
Estimated Households (2019)	7,509	32,924	73,866	173,051
Projected Households (2024)	7,754	33,615	75,274	175,778
Census Households (2010)	7,337	32,198	72,041	168,613
Census Households (2000)	7,384	32,135	71,406	167,722
Projected Annual Growth (2019-2024)	246 0.7%	691 0.4%	1,408 0.4%	2,727 0.3%
Historical Annual Change (2000-2019)	125 -	789 0.1%	2,461 0.2%	5,329 0.2%
<b>Average Household Income</b>				
Estimated Average Household Income (2019)	\$108,923	\$120,688	\$123,509	\$134,295
Projected Average Household Income (2024)	\$132,358	\$150,625	\$153,509	\$167,486
Census Average Household Income (2010)	\$83,931	\$93,658	\$95,922	\$104,913
Census Average Household Income (2000)	\$68,992	\$77,200	\$78,409	\$83,949
Projected Annual Change (2019-2024)	\$23,436 4.3%	\$29,937 5.0%	\$30,000 4.9%	\$33,192 4.9%
Historical Annual Change (2000-2019)	\$39,931 3.0%	\$43,487 3.0%	\$45,101 3.0%	\$50,346 3.2%
<b>Median Household Income</b>				
Estimated Median Household Income (2019)	\$85,992	\$95,426	\$97,556	\$108,205
Projected Median Household Income (2024)	\$99,256	\$111,148	\$113,121	\$125,249
Census Median Household Income (2010)	\$75,447	\$80,894	\$82,057	\$88,668
Census Median Household Income (2000)	\$62,292	\$66,799	\$66,439	\$70,958
Projected Annual Change (2019-2024)	\$13,265 3.1%	\$15,722 3.3%	\$15,564 3.2%	\$17,044 3.2%
Historical Annual Change (2000-2019)	\$23,700 2.0%	\$28,626 2.3%	\$31,117 2.5%	\$37,247 2.8%
<b>Per Capita Income</b>				
Estimated Per Capita Income (2019)	\$28,173	\$33,804	\$37,214	\$43,858
Projected Per Capita Income (2024)	\$34,310	\$42,286	\$46,415	\$54,887
Census Per Capita Income (2010)	\$21,660	\$26,124	\$28,693	\$34,025
Census Per Capita Income (2000)	\$18,869	\$22,068	\$23,466	\$27,120
Projected Annual Change (2019-2024)	\$6,137 4.4%	\$8,482 5.0%	\$9,201 4.9%	\$11,029 5.0%
Historical Annual Change (2000-2019)	\$9,304 2.6%	\$11,736 2.8%	\$13,748 3.1%	\$16,738 3.2%
Estimated Average Household Net Worth (2019)	\$987,877	\$1.25 M	\$1.34 M	\$1.54 M

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Metro Commercial & Business Brokers, Inc.

Lat/Lon: 40.6831/-73.5923

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## 425 Nassau Rd

### Roosevelt, NY 11575

#### Race and Ethnicity

	1 mi radius		2 mi radius		3 mi radius		5 mi radius	
Total Population (2019)	29,086		117,829		246,029		531,595	
White (2019)	4,370	15.0%	39,384	33.4%	113,937	46.3%	338,368	63.7%
Black or African American (2019)	18,145	62.4%	52,100	44.2%	79,006	32.1%	101,129	19.0%
American Indian or Alaska Native (2019)	186	0.6%	609	0.5%	1,072	0.4%	1,503	0.3%
Asian (2019)	419	1.4%	3,751	3.2%	10,498	4.3%	32,108	6.0%
Hawaiian or Pacific Islander (2019)	19	-	49	-	90	-	159	-
Other Race (2019)	4,748	16.3%	17,520	14.9%	32,427	13.2%	43,224	8.1%
Two or More Races (2019)	1,199	4.1%	4,416	3.7%	8,999	3.7%	15,105	2.8%
Population < 18 (2019)	6,877	23.6%	27,082	23.0%	55,083	22.4%	113,286	21.3%
White Not Hispanic	117	1.7%	4,376	16.2%	14,810	26.9%	51,134	45.1%
Black or African American	3,792	55.1%	11,152	41.2%	17,017	30.9%	21,909	19.3%
Asian	94	1.4%	740	2.7%	2,161	3.9%	6,702	5.9%
Other Race Not Hispanic	215	3.1%	821	3.0%	1,617	2.9%	3,303	2.9%
Hispanic	2,659	38.7%	9,993	36.9%	19,478	35.4%	30,239	26.7%
Not Hispanic or Latino Population (2019)	19,586	67.3%	80,845	68.6%	173,432	70.5%	419,721	79.0%
Not Hispanic White	1,283	6.6%	25,915	32.1%	84,980	49.0%	286,039	68.1%
Not Hispanic Black or African American	17,216	87.9%	48,928	60.5%	73,795	42.5%	94,035	22.4%
Not Hispanic American Indian or Alaska Native	75	0.4%	230	0.3%	395	0.2%	594	0.1%
Not Hispanic Asian	406	2.1%	3,600	4.5%	10,104	5.8%	31,130	7.4%
Not Hispanic Hawaiian or Pacific Islander	11	-	25	-	49	-	82	-
Not Hispanic Other Race	88	0.4%	362	0.4%	628	0.4%	1,001	0.2%
Not Hispanic Two or More Races	507	2.6%	1,786	2.2%	3,481	2.0%	6,840	1.6%
Hispanic or Latino Population (2019)	9,500	32.7%	36,984	31.4%	72,597	29.5%	111,874	21.0%
Hispanic White	3,086	32.5%	13,469	36.4%	28,957	39.9%	52,328	46.8%
Hispanic Black or African American	929	9.8%	3,172	8.6%	5,211	7.2%	7,094	6.3%
Hispanic American Indian or Alaska Native	111	1.2%	380	1.0%	678	0.9%	909	0.8%
Hispanic Asian	14	0.1%	151	0.4%	394	0.5%	978	0.9%
Hispanic Hawaiian or Pacific Islander	7	-	25	-	41	-	77	-
Hispanic Other Race	4,660	49.1%	17,158	46.4%	31,799	43.8%	42,223	37.7%
Hispanic Two or More Races	692	7.3%	2,630	7.1%	5,518	7.6%	8,265	7.4%
Not Hispanic or Latino Population (2010)	19,135	67.3%	79,989	69.3%	172,789	71.7%	420,817	80.9%
Hispanic or Latino Population (2010)	9,297	32.7%	35,443	30.7%	68,044	28.3%	99,083	19.1%
Not Hispanic or Latino Population (2000)	22,541	82.6%	90,685	80.9%	191,087	80.4%	451,274	87.2%
Hispanic or Latino Population (2000)	4,743	17.4%	21,352	19.1%	46,548	19.6%	66,326	12.8%
Not Hispanic or Latino Population (2024)	20,233	67.5%	82,399	68.7%	176,014	70.5%	423,799	78.8%
Hispanic or Latino Population (2024)	9,728	32.5%	37,565	31.3%	73,642	29.5%	113,945	21.2%
Projected Annual Growth (2019-2024)	228	0.5%	580	0.3%	1,045	0.3%	2,071	0.4%
Historical Annual Growth (2000-2010)	4,553	9.6%	14,090	6.6%	21,495	4.6%	32,757	4.9%

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## 425 Nassau Rd

### Roosevelt, NY 11575

#### Total Age Distribution (2019)

	1 mi radius		2 mi radius		3 mi radius		5 mi radius	
Total Population	29,086		117,829		246,029		531,595	
Age Under 5 Years	2,033	7.0%	7,554	6.4%	15,463	6.3%	29,820	5.6%
Age 5 to 9 Years	1,947	6.7%	7,620	6.5%	15,363	6.2%	30,962	5.8%
Age 10 to 14 Years	1,826	6.3%	7,378	6.3%	15,062	6.1%	32,185	6.1%
Age 15 to 19 Years	1,822	6.3%	7,488	6.4%	15,916	6.5%	34,343	6.5%
Age 20 to 24 Years	2,106	7.2%	8,353	7.1%	17,886	7.3%	36,710	6.9%
Age 25 to 29 Years	2,312	7.9%	8,762	7.4%	17,928	7.3%	35,267	6.6%
Age 30 to 34 Years	2,141	7.4%	7,925	6.7%	16,101	6.5%	32,495	6.1%
Age 35 to 39 Years	2,004	6.9%	7,813	6.6%	15,930	6.5%	32,485	6.1%
Age 40 to 44 Years	1,795	6.2%	7,381	6.3%	15,043	6.1%	31,390	5.9%
Age 45 to 49 Years	1,927	6.6%	7,810	6.6%	15,944	6.5%	34,772	6.5%
Age 50 to 54 Years	1,853	6.4%	7,981	6.8%	16,676	6.8%	37,130	7.0%
Age 55 to 59 Years	1,903	6.5%	8,301	7.0%	17,444	7.1%	39,545	7.4%
Age 60 to 64 Years	1,621	5.6%	6,966	5.9%	15,074	6.1%	35,137	6.6%
Age 65 to 69 Years	1,289	4.4%	5,464	4.6%	11,642	4.7%	28,230	5.3%
Age 70 to 74 Years	996	3.4%	4,031	3.4%	8,779	3.6%	21,587	4.1%
Age 75 to 79 Years	673	2.3%	2,827	2.4%	6,059	2.5%	14,995	2.8%
Age 80 to 84 Years	414	1.4%	1,925	1.6%	4,298	1.7%	10,699	2.0%
Age 85 Years or Over	424	1.5%	2,251	1.9%	5,422	2.2%	13,843	2.6%
Median Age	35.1		36.8		37.5		39.7	
Age 19 Years or Less	7,627	26.2%	30,041	25.5%	61,803	25.1%	127,310	23.9%
Age 20 to 64 Years	17,663	60.7%	71,290	60.5%	148,026	60.2%	314,931	59.2%
Age 65 Years or Over	3,796	13.0%	16,498	14.0%	36,200	14.7%	89,354	16.8%

#### Female Age Distribution (2019)

Female Population	14,912	51.3%	60,232	51.1%	125,625	51.1%	272,816	51.3%
Age Under 5 Years	964	6.5%	3,628	6.0%	7,485	6.0%	14,524	5.3%
Age 5 to 9 Years	937	6.3%	3,674	6.1%	7,368	5.9%	14,781	5.4%
Age 10 to 14 Years	900	6.0%	3,586	6.0%	7,288	5.8%	15,705	5.8%
Age 15 to 19 Years	875	5.9%	3,546	5.9%	7,590	6.0%	16,521	6.1%
Age 20 to 24 Years	1,047	7.0%	4,088	6.8%	8,697	6.9%	17,763	6.5%
Age 25 to 29 Years	1,115	7.5%	4,222	7.0%	8,616	6.9%	16,951	6.2%
Age 30 to 34 Years	1,078	7.2%	3,947	6.6%	7,984	6.4%	16,329	6.0%
Age 35 to 39 Years	1,004	6.7%	3,960	6.6%	8,038	6.4%	16,575	6.1%
Age 40 to 44 Years	899	6.0%	3,753	6.2%	7,642	6.1%	16,018	5.9%
Age 45 to 49 Years	998	6.7%	4,002	6.6%	8,148	6.5%	17,931	6.6%
Age 50 to 54 Years	967	6.5%	4,167	6.9%	8,637	6.9%	19,124	7.0%
Age 55 to 59 Years	1,034	6.9%	4,377	7.3%	9,113	7.3%	20,546	7.5%
Age 60 to 64 Years	902	6.0%	3,738	6.2%	7,950	6.3%	18,270	6.7%
Age 65 to 69 Years	740	5.0%	3,006	5.0%	6,374	5.1%	15,305	5.6%
Age 70 to 74 Years	544	3.6%	2,254	3.7%	4,910	3.9%	12,045	4.4%
Age 75 to 79 Years	396	2.7%	1,673	2.8%	3,564	2.8%	8,811	3.2%
Age 80 to 84 Years	232	1.6%	1,135	1.9%	2,624	2.1%	6,525	2.4%
Age 85 Years or Over	280	1.9%	1,476	2.5%	3,599	2.9%	9,095	3.3%
Female Median Age	36.8		38.6		39.2		41.5	
Age 19 Years or Less	3,676	24.7%	14,435	24.0%	29,730	23.7%	61,530	22.6%
Age 20 to 64 Years	9,044	60.6%	36,253	60.2%	74,824	59.6%	159,506	58.5%
Age 65 Years or Over	2,192	14.7%	9,544	15.8%	21,071	16.8%	51,780	19.0%

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## 425 Nassau Rd

### Roosevelt, NY 11575

#### Male Age Distribution (2019)

	1 mi radius		2 mi radius		3 mi radius		5 mi radius	
Male Population	14,174	48.7%	57,597	48.9%	120,404	48.9%	258,779	48.7%
Age Under 5 Years	1,068	7.5%	3,926	6.8%	7,978	6.6%	15,296	5.9%
Age 5 to 9 Years	1,010	7.1%	3,946	6.9%	7,995	6.6%	16,181	6.3%
Age 10 to 14 Years	926	6.5%	3,792	6.6%	7,774	6.5%	16,480	6.4%
Age 15 to 19 Years	947	6.7%	3,942	6.8%	8,326	6.9%	17,823	6.9%
Age 20 to 24 Years	1,059	7.5%	4,265	7.4%	9,189	7.6%	18,948	7.3%
Age 25 to 29 Years	1,197	8.4%	4,540	7.9%	9,312	7.7%	18,316	7.1%
Age 30 to 34 Years	1,063	7.5%	3,978	6.9%	8,117	6.7%	16,166	6.2%
Age 35 to 39 Years	1,000	7.1%	3,853	6.7%	7,892	6.6%	15,911	6.1%
Age 40 to 44 Years	896	6.3%	3,628	6.3%	7,401	6.1%	15,371	5.9%
Age 45 to 49 Years	929	6.6%	3,808	6.6%	7,796	6.5%	16,841	6.5%
Age 50 to 54 Years	886	6.3%	3,814	6.6%	8,039	6.7%	18,006	7.0%
Age 55 to 59 Years	870	6.1%	3,924	6.8%	8,332	6.9%	18,999	7.3%
Age 60 to 64 Years	720	5.1%	3,228	5.6%	7,125	5.9%	16,867	6.5%
Age 65 to 69 Years	549	3.9%	2,458	4.3%	5,267	4.4%	12,925	5.0%
Age 70 to 74 Years	452	3.2%	1,777	3.1%	3,869	3.2%	9,542	3.7%
Age 75 to 79 Years	277	2.0%	1,154	2.0%	2,496	2.1%	6,184	2.4%
Age 80 to 84 Years	182	1.3%	790	1.4%	1,674	1.4%	4,174	1.6%
Age 85 Years or Over	144	1.0%	774	1.3%	1,823	1.5%	4,748	1.8%
Male Median Age	33.4		34.9		35.7		37.8	
Age 19 Years or Less	3,951	27.9%	15,606	27.1%	32,073	26.6%	65,780	25.4%
Age 20 to 64 Years	8,619	60.8%	35,038	60.8%	73,202	60.8%	155,425	60.1%
Age 65 Years or Over	1,603	11.3%	6,954	12.1%	15,129	12.6%	37,574	14.5%

#### Males per 100 Females (2019)

Overall Comparison	95		96		96		95	
Age Under 5 Years	111	52.5%	108	52.0%	107	51.6%	105	51.3%
Age 5 to 9 Years	108	51.9%	107	51.8%	109	52.0%	109	52.3%
Age 10 to 14 Years	103	50.7%	106	51.4%	107	51.6%	105	51.6%
Age 15 to 19 Years	108	52.0%	111	52.6%	110	52.3%	108	51.9%
Age 20 to 24 Years	101	50.3%	104	51.1%	106	51.4%	107	51.6%
Age 25 to 29 Years	107	51.8%	108	51.8%	108	51.9%	108	51.9%
Age 30 to 34 Years	99	49.6%	101	50.2%	102	50.4%	99	49.7%
Age 35 to 39 Years	100	49.9%	97	49.3%	98	49.5%	96	49.0%
Age 40 to 44 Years	100	49.9%	97	49.2%	97	49.2%	96	49.0%
Age 45 to 49 Years	93	48.2%	95	48.8%	96	48.9%	94	48.4%
Age 50 to 54 Years	92	47.8%	92	47.8%	93	48.2%	94	48.5%
Age 55 to 59 Years	84	45.7%	90	47.3%	91	47.8%	92	48.0%
Age 60 to 64 Years	80	44.4%	86	46.3%	90	47.3%	92	48.0%
Age 65 to 69 Years	74	42.6%	82	45.0%	83	45.2%	84	45.8%
Age 70 to 74 Years	83	45.4%	79	44.1%	79	44.1%	79	44.2%
Age 75 to 79 Years	70	41.1%	69	40.8%	70	41.2%	70	41.2%
Age 80 to 84 Years	78	43.9%	70	41.0%	64	38.9%	64	39.0%
Age 85 Years or Over	51	34.0%	52	34.4%	51	33.6%	52	34.3%
Age 19 Years or Less	107	51.8%	108	51.9%	108	51.9%	107	51.7%
Age 20 to 39 Years	102	50.4%	103	50.6%	104	50.9%	103	50.6%
Age 40 to 64 Years	90	47.3%	92	47.9%	93	48.3%	94	48.4%
Age 65 Years or Over	73	42.2%	73	42.1%	72	41.8%	73	42.1%

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# COMPLETE PROFILE

2000-2010 Census, 2019 Estimates with 2024 Projections

Calculated using Weighted Block Centroid from Block Groups



Metro Commercial & Business Brokers, Inc.

Lat/Lon: 40.6831/-73.5923

RFULL9

## 425 Nassau Rd

### Roosevelt, NY 11575

#### Household Type (2019)

	1 mi radius		2 mi radius		3 mi radius		5 mi radius	
Total Households	7,509		32,924		73,866		173,051	
Households with Children	3,674	48.9%	14,680	44.6%	29,888	40.5%	62,082	35.9%
Average Household Size	3.9		3.5		3.3		3.0	
Household Density per Square Mile	2,391		2,621		2,614		2,204	
Population Family	27,056	93.0%	107,669	91.4%	218,067	88.6%	468,389	88.1%
Population Non-Family	1,886	6.5%	8,729	7.4%	22,790	9.3%	52,723	9.9%
Population Group Quarters	143	0.5%	1,431	1.2%	5,171	2.1%	10,483	2.0%
Family Households	6,229	83.0%	26,681	81.0%	56,973	77.1%	131,117	75.8%
Married Couple Households	3,517	56.5%	17,266	64.7%	38,619	67.8%	98,621	75.2%
Other Family Households with Children	2,712	43.5%	9,415	35.3%	18,354	32.2%	32,495	24.8%
Family Households with Children	3,627	58.2%	14,538	54.5%	29,600	52.0%	61,634	47.0%
Married Couple with Children	1,974	54.4%	9,017	62.0%	19,132	64.6%	45,306	73.5%
Other Family Households with Children	1,653	45.6%	5,521	38.0%	10,469	35.4%	16,329	26.5%
Family Households No Children	2,601	41.8%	12,143	45.5%	27,372	48.0%	69,482	53.0%
Married Couple No Children	1,542	59.3%	8,249	67.9%	19,487	71.2%	53,316	76.7%
Other Family Households No Children	1,059	40.7%	3,894	32.1%	7,885	28.8%	16,167	23.3%
Non-Family Households	1,280	17.0%	6,243	19.0%	16,894	22.9%	41,934	24.2%
Non-Family Households with Children	47	3.6%	142	2.3%	288	1.7%	448	1.1%
Non-Family Households No Children	1,233	96.4%	6,102	97.7%	16,606	98.3%	41,486	98.9%
Average Family Household Size	4.3		4.0		3.8		3.6	
Average Family Income	\$117,175		\$131,838		\$138,660		\$153,962	
Median Family Income	\$95,183		\$107,537		\$114,084		\$128,016	
Average Non-Family Household Size	1.5		1.4		1.3		1.3	

#### Marital Status (2019)

Population Age 15 Years or Over	23,281		95,276		200,141		438,628	
Never Married	10,419	44.8%	38,940	40.9%	81,128	40.5%	155,774	35.5%
Currently Married	7,916	34.0%	37,089	38.9%	80,115	40.0%	204,059	46.5%
Previously Married	4,946	21.2%	19,248	20.2%	38,898	19.4%	78,796	18.0%
Separated	1,947	39.4%	7,123	37.0%	12,983	33.4%	21,166	26.9%
Widowed	1,310	26.5%	5,100	26.5%	11,484	29.5%	27,398	34.8%
Divorced	1,689	34.1%	7,025	36.5%	14,432	37.1%	30,232	38.4%

#### Educational Attainment (2019)

Adult Population Age 25 Years or Over	19,352		79,436		166,340		367,575	
Elementary (Grade Level 0 to 8)	2,438	12.6%	8,089	10.2%	14,993	9.0%	21,558	5.9%
Some High School (Grade Level 9 to 11)	1,739	9.0%	6,381	8.0%	12,013	7.2%	19,539	5.3%
High School Graduate	5,865	30.3%	20,856	26.3%	41,304	24.8%	89,069	24.2%
Some College	2,996	15.5%	12,422	15.6%	26,210	15.8%	57,019	15.5%
Associate Degree Only	1,705	8.8%	7,004	8.8%	13,884	8.3%	32,101	8.7%
Bachelor Degree Only	2,943	15.2%	14,673	18.5%	32,944	19.8%	83,571	22.7%
Graduate Degree	1,666	8.6%	10,011	12.6%	24,993	15.0%	64,718	17.6%
Any College (Some College or Higher)	9,310	48.1%	44,110	55.5%	98,030	58.9%	237,409	64.6%
College Degree + (Bachelor Degree or Higher)	4,609	23.8%	24,684	31.1%	57,936	34.8%	148,289	40.3%

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2000-2010 Census, 2019 Estimates with 2024 Projections

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Metro Commercial & Business Brokers, Inc.

Lat/Lon: 40.6831/-73.5923

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## 425 Nassau Rd

### Roosevelt, NY 11575

#### Housing

	1 mi radius		2 mi radius		3 mi radius		5 mi radius	
Total Housing Units (2019)	7,803		33,739		75,621		176,904	
Total Housing Units (2010)	7,766		33,531		74,886		174,903	
Historical Annual Growth (2010-2019)	37	-	208	-	735	0.1%	2,001	0.1%
Housing Units Occupied (2019)	7,509	96.2%	32,924	97.6%	73,866	97.7%	173,051	97.8%
Housing Units Owner-Occupied	5,672	75.5%	25,135	76.3%	52,838	71.5%	134,841	77.9%
Housing Units Renter-Occupied	1,837	24.5%	7,789	23.7%	21,028	28.5%	38,210	22.1%
Housing Units Vacant (2019)	295	3.9%	815	2.5%	1,755	2.4%	3,853	2.2%

#### Household Size (2019)

	1 mi radius		2 mi radius		3 mi radius		5 mi radius	
Total Households	7,509		32,924		73,866		173,051	
1 Person Households	979	13.0%	4,947	15.0%	13,681	18.5%	34,897	20.2%
2 Person Households	1,380	18.4%	6,871	20.9%	17,161	23.2%	45,593	26.3%
3 Person Households	1,219	16.2%	5,848	17.8%	12,983	17.6%	30,776	17.8%
4 Person Households	1,300	17.3%	6,012	18.3%	13,053	17.7%	31,028	17.9%
5 Person Households	918	12.2%	3,788	11.5%	7,703	10.4%	16,459	9.5%
6 Person Households	570	7.6%	2,110	6.4%	3,899	5.3%	6,982	4.0%
7 or More Person Households	1,143	15.2%	3,349	10.2%	5,386	7.3%	7,317	4.2%

#### Household Income Distribution (2019)

	1 mi radius		2 mi radius		3 mi radius		5 mi radius	
HH Income \$200,000 or More	572	7.6%	4,017	12.2%	10,610	14.4%	29,859	17.3%
HH Income \$150,000 to \$199,999	886	11.8%	4,455	13.5%	9,534	12.9%	25,644	14.8%
HH Income \$125,000 to \$149,999	753	10.0%	3,264	9.9%	6,938	9.4%	16,583	9.6%
HH Income \$100,000 to \$124,999	853	11.4%	3,307	10.0%	6,843	9.3%	16,602	9.6%
HH Income \$75,000 to \$99,999	1,115	14.9%	4,445	13.5%	9,105	12.3%	21,907	12.7%
HH Income \$50,000 to \$74,999	1,263	16.8%	4,565	13.9%	9,880	13.4%	20,929	12.1%
HH Income \$35,000 to \$49,999	761	10.1%	3,108	9.4%	6,715	9.1%	14,352	8.3%
HH Income \$25,000 to \$34,999	343	4.6%	1,571	4.8%	3,935	5.3%	7,986	4.6%
HH Income \$15,000 to \$24,999	382	5.1%	1,971	6.0%	4,529	6.1%	9,228	5.3%
HH Income \$10,000 to \$14,999	228	3.0%	921	2.8%	2,114	2.9%	3,942	2.3%
HH Income Under \$10,000	353	4.7%	1,302	4.0%	3,663	5.0%	6,019	3.5%

#### Household Vehicles (2019)

	1 mi radius		2 mi radius		3 mi radius		5 mi radius	
Households 0 Vehicles Available	753	10.0%	3,085	9.4%	8,132	11.0%	14,600	8.4%
Households 1 Vehicle Available	2,005	26.7%	9,039	27.5%	21,859	29.6%	49,487	28.6%
Households 2 Vehicles Available	2,741	36.5%	12,027	36.5%	26,602	36.0%	67,122	38.8%
Households 3 or More Vehicles Available	2,011	26.8%	8,774	26.6%	17,273	23.4%	41,842	24.2%
Total Vehicles Available	14,255		63,231		134,634		327,953	
Average Vehicles per Household	1.9		1.9		1.8		1.9	
Owner-Occupied Household Vehicles	11,933	83.7%	53,722	85.0%	111,619	82.9%	282,365	86.1%
Average Vehicles per Owner-Occupied Household	2.1		2.1		2.1		2.1	
Renter-Occupied Household Vehicles	2,323	16.3%	9,509	15.0%	23,015	17.1%	45,588	13.9%
Average Vehicles per Renter-Occupied Household	1.3		1.2		1.1		1.2	

#### Travel Time (2019)

	1 mi radius		2 mi radius		3 mi radius		5 mi radius	
Worker Base Age 16 years or Over	14,555		59,204		124,624		269,231	
Travel to Work in 14 Minutes or Less	2,118	14.5%	8,931	15.1%	19,688	15.8%	45,254	16.8%
Travel to Work in 15 to 29 Minutes	4,708	32.3%	19,682	33.2%	40,608	32.6%	84,456	31.4%
Travel to Work in 30 to 59 Minutes	4,639	31.9%	18,131	30.6%	36,038	28.9%	75,653	28.1%
Travel to Work in 60 Minutes or More	2,433	16.7%	10,706	18.1%	23,076	18.5%	56,063	20.8%
Work at Home	399	2.7%	1,745	2.9%	3,986	3.2%	9,304	3.5%
Average Minutes Travel to Work	27.3		27.7		28.1		29.0	

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Metro Commercial & Business Brokers, Inc.

Lat/Lon: 40.6831/-73.5923

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## 425 Nassau Rd

### Roosevelt, NY 11575

#### Transportation To Work (2019)

	1 mi radius		2 mi radius		3 mi radius		5 mi radius	
Worker Base Age 16 years or Over	14,555		59,204		124,624		269,231	
Drive to Work Alone	9,993	68.7%	41,265	69.7%	84,073	67.5%	188,016	69.8%
Drive to Work in Carpool	1,645	11.3%	5,745	9.7%	11,271	9.0%	19,678	7.3%
Travel to Work by Public Transportation	2,053	14.1%	8,407	14.2%	19,947	16.0%	42,205	15.7%
Drive to Work on Motorcycle	1	-	55	-	107	-	164	-
Bicycle to Work	48	0.3%	223	0.4%	538	0.4%	812	0.3%
Walk to Work	362	2.5%	1,581	2.7%	4,113	3.3%	7,749	2.9%
Other Means	55	0.4%	181	0.3%	590	0.5%	1,302	0.5%
Work at Home	399	2.7%	1,745	2.9%	3,986	3.2%	9,304	3.5%

#### Daytime Demographics (2019)

Total Businesses	499		2,746		8,357		24,305	
Total Employees	2,888		23,852		76,151		222,897	
Company Headquarter Businesses	1	0.2%	5	0.2%	37	0.4%	106	0.4%
Company Headquarter Employees	23	0.8%	573	2.4%	3,997	5.2%	18,993	8.5%
Employee Population per Business	5.8 to 1		8.7 to 1		9.1 to 1		9.2 to 1	
Residential Population per Business	58.2 to 1		42.9 to 1		29.4 to 1		21.9 to 1	
Adj. Daytime Demographics Age 16 Years or Over	11,532		58,420		149,677		383,496	

#### Labor Force

Labor Population Age 16 Years or Over (2019)	22,949		93,829		197,108		431,928	
Labor Force Total Males (2019)	10,998	47.9%	45,179	48.2%	95,066	48.2%	207,335	48.0%
Male Civilian Employed	7,269	66.1%	30,558	67.6%	64,736	68.1%	140,725	67.9%
Male Civilian Unemployed	363	3.3%	1,355	3.0%	2,806	3.0%	5,594	2.7%
Males in Armed Forces	-	-	8	-	130	0.1%	268	0.1%
Males Not in Labor Force	3,366	30.6%	13,258	29.3%	27,395	28.8%	60,748	29.3%
Labor Force Total Females (2019)	11,950	52.1%	48,650	51.8%	102,042	51.8%	224,593	52.0%
Female Civilian Employed	7,035	58.9%	28,695	59.0%	58,713	57.5%	130,320	58.0%
Female Civilian Unemployed	377	3.2%	1,134	2.3%	2,220	2.2%	4,674	2.1%
Females in Armed Forces	-	-	-	-	4	-	16	-
Females Not in Labor Force	4,538	38.0%	18,821	38.7%	41,106	40.3%	89,583	39.9%
Unemployment Rate	740	3.2%	2,489	2.7%	5,025	2.5%	10,268	2.4%

#### Occupation (2019)

Occupation Population Age 16 Years or Over	14,304		59,253		123,448		271,045	
Occupation Total Males	7,269	50.8%	30,558	51.6%	64,736	52.4%	140,725	51.9%
Occupation Total Females	7,035	49.2%	28,695	48.4%	58,713	47.6%	130,320	48.1%
Management, Business, Financial Operations	1,375	9.6%	6,946	11.7%	16,370	13.3%	43,974	16.2%
Professional, Related	2,769	19.4%	13,452	22.7%	28,690	23.2%	70,859	26.1%
Service	3,606	25.2%	13,660	23.1%	27,736	22.5%	49,462	18.2%
Sales, Office	3,285	23.0%	13,437	22.7%	28,004	22.7%	64,641	23.8%
Farming, Fishing, Forestry	10	-	89	0.2%	240	0.2%	571	0.2%
Construction, Extraction, Maintenance	1,050	7.3%	4,454	7.5%	9,799	7.9%	18,813	6.9%
Production, Transport, Material Moving	2,209	15.4%	7,215	12.2%	12,611	10.2%	22,725	8.4%
White Collar Workers	7,429	51.9%	33,835	57.1%	73,064	59.2%	179,474	66.2%
Blue Collar Workers	6,875	48.1%	25,418	42.9%	50,385	40.8%	91,570	33.8%

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Lat/Lon: 40.6831/-73.5923

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## 425 Nassau Rd

Roosevelt, NY 11575

### Units In Structure (2019)

	1 mi radius		2 mi radius		3 mi radius		5 mi radius	
Total Units	7,337		32,198		72,041		168,613	
1 Detached Unit	5,968	81.3%	25,727	79.9%	53,545	74.3%	132,225	78.4%
1 Attached Unit	148	2.0%	617	1.9%	1,606	2.2%	3,386	2.0%
2 Units	467	6.4%	1,825	5.7%	4,531	6.3%	9,211	5.5%
3 to 4 Units	162	2.2%	828	2.6%	2,255	3.1%	3,965	2.4%
5 to 9 Units	107	1.5%	478	1.5%	1,549	2.2%	2,857	1.7%
10 to 19 Units	154	2.1%	567	1.8%	2,190	3.0%	4,423	2.6%
20 to 49 Units	149	2.0%	859	2.7%	2,443	3.4%	4,962	2.9%
50 or More Units	325	4.4%	1,969	6.1%	5,659	7.9%	11,814	7.0%
Mobile Home or Trailer	28	0.4%	54	0.2%	88	0.1%	208	0.1%
Other Structure	-	-	-	-	-	-	1	-

### Homes Built By Year (2019)

Homes Built 2014 or later	18	0.2%	132	0.4%	408	0.5%	1,038	0.6%
Homes Built 2010 to 2013	48	0.6%	196	0.6%	748	1.0%	1,478	0.8%
Homes Built 2000 to 2009	63	0.8%	474	1.4%	1,890	2.5%	3,986	2.3%
Homes Built 1990 to 1999	278	3.6%	705	2.1%	1,944	2.6%	3,740	2.1%
Homes Built 1980 to 1989	183	2.3%	1,225	3.6%	2,855	3.8%	6,599	3.7%
Homes Built 1970 to 1979	397	5.1%	2,012	6.0%	4,850	6.4%	10,528	6.0%
Homes Built 1960 to 1969	675	8.6%	3,208	9.5%	8,045	10.6%	20,005	11.3%
Homes Built 1950 to 1959	2,384	30.6%	10,670	31.6%	22,811	30.2%	60,440	34.2%
Homes Built 1940 to 1949	1,418	18.2%	5,956	17.7%	11,024	14.6%	26,106	14.8%
Homes Built Before 1939	2,044	26.2%	8,347	24.7%	19,292	25.5%	39,131	22.1%
Median Age of Homes	62.6	yrs	61.8	yrs	60.5	yrs	60.2	yrs

### Home Values (2019)

Owner Specified Housing Units	5,539		24,650		51,726		132,625	
Home Values \$1,000,000 or More	87	1.6%	356	1.4%	1,016	2.0%	2,764	2.1%
Home Values \$750,000 to \$999,999	187	3.4%	1,121	4.5%	3,208	6.2%	8,537	6.4%
Home Values \$500,000 to \$749,999	642	11.6%	4,572	18.5%	12,429	24.0%	37,024	27.9%
Home Values \$400,000 to \$499,999	1,053	19.0%	5,815	23.6%	12,961	25.1%	37,456	28.2%
Home Values \$300,000 to \$399,999	1,610	29.1%	7,080	28.7%	12,530	24.2%	29,168	22.0%
Home Values \$250,000 to \$299,999	1,056	19.1%	3,079	12.5%	4,864	9.4%	7,789	5.9%
Home Values \$200,000 to \$249,999	659	11.9%	1,529	6.2%	2,496	4.8%	4,289	3.2%
Home Values \$175,000 to \$199,999	49	0.9%	227	0.9%	471	0.9%	1,052	0.8%
Home Values \$150,000 to \$174,999	45	0.8%	167	0.7%	377	0.7%	854	0.6%
Home Values \$125,000 to \$149,999	15	0.3%	98	0.4%	247	0.5%	463	0.3%
Home Values \$100,000 to \$124,999	28	0.5%	155	0.6%	376	0.7%	682	0.5%
Home Values \$90,000 to \$99,999	4	-	11	-	21	-	61	-
Home Values \$80,000 to \$89,999	4	-	67	0.3%	128	0.2%	229	0.2%
Home Values \$70,000 to \$79,999	25	0.5%	81	0.3%	155	0.3%	248	0.2%
Home Values \$60,000 to \$69,999	-	-	7	-	29	-	86	-
Home Values \$50,000 to \$59,999	-	-	12	-	61	0.1%	147	0.1%
Home Values \$35,000 to \$49,999	14	0.3%	60	0.2%	159	0.3%	563	0.4%
Home Values \$25,000 to \$34,999	27	0.5%	71	0.3%	98	0.2%	223	0.2%
Home Values \$10,000 to \$24,999	7	0.1%	13	-	23	-	49	-
Home Values Under \$10,000	24	0.4%	97	0.4%	197	0.4%	536	0.4%
Owner-Occupied Median Home Value	\$352,306		\$402,180		\$440,973		\$469,926	
Renter-Occupied Median Rent	\$1,495		\$1,411		\$1,411		\$1,489	

This report was produced using data from private and government sources deemed to be reliable. The information herein is provided without representation or warranty.

# COMPLETE PROFILE

2000-2010 Census, 2019 Estimates with 2024 Projections

Calculated using Weighted Block Centroid from Block Groups



Metro Commercial & Business Brokers, Inc.

Lat/Lon: 40.6831/-73.5923

RFULL9

## 425 Nassau Rd

Roosevelt, NY 11575

### Total Annual Consumer Expenditure (2019)

	1 mi radius	2 mi radius	3 mi radius	5 mi radius
Total Household Expenditure	\$558.36 M	\$2.64 B	\$6.02 B	\$15.05 B
Total Non-Retail Expenditure	\$293.66 M	\$1.4 B	\$3.19 B	\$7.98 B
Total Retail Expenditure	\$264.71 M	\$1.25 B	\$2.83 B	\$7.07 B
Apparel	\$20.1 M	\$95.54 M	\$217.86 M	\$544.63 M
Contributions	\$18.18 M	\$89.04 M	\$206.33 M	\$526.88 M
Education	\$17.49 M	\$87.15 M	\$203.17 M	\$518.8 M
Entertainment	\$32.03 M	\$152.81 M	\$348.92 M	\$878.07 M
Food and Beverages	\$82.54 M	\$386.92 M	\$878.41 M	\$2.18 B
Furnishings and Equipment	\$19.85 M	\$94.52 M	\$215.67 M	\$542.39 M
Gifts	\$13.49 M	\$66.62 M	\$155.95 M	\$398.25 M
Health Care	\$46.33 M	\$216.95 M	\$492.79 M	\$1.23 B
Household Operations	\$21.99 M	\$105.24 M	\$241.12 M	\$607.02 M
Miscellaneous Expenses	\$10.52 M	\$50.07 M	\$114.53 M	\$287.44 M
Personal Care	\$7.5 M	\$35.47 M	\$80.84 M	\$202.07 M
Personal Insurance	\$4.05 M	\$19.69 M	\$45.19 M	\$115.11 M
Reading	\$1.2 M	\$5.74 M	\$13.17 M	\$33.19 M
Shelter	\$116.73 M	\$552.67 M	\$1.26 B	\$3.15 B
Tobacco	\$3.18 M	\$14.29 M	\$32.14 M	\$77.16 M
Transportation	\$102.53 M	\$481 M	\$1.09 B	\$2.72 B
Utilities	\$40.63 M	\$187.97 M	\$424.96 M	\$1.05 B

### Monthly Household Consumer Expenditure (2019)

	1 mi radius	2 mi radius	3 mi radius	5 mi radius
Total Household Expenditure	\$6,197	\$6,686	\$6,796	\$7,249
Total Non-Retail Expenditure	\$3,259 52.6%	\$3,531 52.8%	\$3,599 53.0%	\$3,845 53.0%
Total Retail Expenditures	\$2,938 47.4%	\$3,155 47.2%	\$3,196 47.0%	\$3,404 47.0%
Apparel	\$223 3.6%	\$242 3.6%	\$246 3.6%	\$262 3.6%
Contributions	\$202 3.3%	\$225 3.4%	\$233 3.4%	\$254 3.5%
Education	\$194 3.1%	\$221 3.3%	\$229 3.4%	\$250 3.4%
Entertainment	\$355 5.7%	\$387 5.8%	\$394 5.8%	\$423 5.8%
Food and Beverages	\$916 14.8%	\$979 14.6%	\$991 14.6%	\$1,050 14.5%
Furnishings and Equipment	\$220 3.6%	\$239 3.6%	\$243 3.6%	\$261 3.6%
Gifts	\$150 2.4%	\$169 2.5%	\$176 2.6%	\$192 2.6%
Health Care	\$514 8.3%	\$549 8.2%	\$556 8.2%	\$591 8.2%
Household Operations	\$244 3.9%	\$266 4.0%	\$272 4.0%	\$292 4.0%
Miscellaneous Expenses	\$117 1.9%	\$127 1.9%	\$129 1.9%	\$138 1.9%
Personal Care	\$83 1.3%	\$90 1.3%	\$91 1.3%	\$97 1.3%
Personal Insurance	\$45 0.7%	\$50 0.7%	\$51 0.8%	\$55 0.8%
Reading	\$13 0.2%	\$15 0.2%	\$15 0.2%	\$16 0.2%
Shelter	\$1,296 20.9%	\$1,399 20.9%	\$1,425 21.0%	\$1,516 20.9%
Tobacco	\$35 0.6%	\$36 0.5%	\$36 0.5%	\$37 0.5%
Transportation	\$1,138 18.4%	\$1,217 18.2%	\$1,229 18.1%	\$1,308 18.0%
Utilities	\$451 7.3%	\$476 7.1%	\$479 7.1%	\$504 7.0%

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