

# Consumer Spending Report

4 Bona Ventura Ave, Walkill, NY 12589

Building Type: **General Retail**  
 Secondary: **Auto Repair**  
 GLA: **5,860 SF**  
 Year Built: **1945**  
 Total Available: **0 SF**  
 % Leased: **100%**  
 Rent/SF/Yr: **-**



2024 Annual Spending (\$000s)	1 Mile	3 Mile	5 Mile
<b>Total Specified Consumer Spending</b>	<b>\$21,693</b>	<b>\$141,804</b>	<b>\$321,845</b>
<b>Total Apparel</b>	<b>\$1,089</b>	<b>\$7,437</b>	<b>\$16,691</b>
Women's Apparel	435	2,881	6,530
Men's Apparel	228	1,611	3,564
Girl's Apparel	72	503	1,146
Boy's Apparel	50	366	832
Infant Apparel	48	324	721
Footwear	256	1,752	3,898
<b>Total Entertainment &amp; Hobbies</b>	<b>\$3,045</b>	<b>\$19,893</b>	<b>\$45,142</b>
Entertainment	341	2,789	6,426
Audio & Visual Equipment/Service	748	4,771	10,601
Reading Materials	53	325	732
Pets, Toys, & Hobbies	581	3,650	8,340
Personal Items	1,321	8,358	19,043
<b>Total Food and Alcohol</b>	<b>\$5,922</b>	<b>\$38,652</b>	<b>\$86,168</b>
Food At Home	3,085	20,637	45,579
Food Away From Home	2,417	15,360	34,608
Alcoholic Beverages	420	2,655	5,981
<b>Total Household</b>	<b>\$3,574</b>	<b>\$22,971</b>	<b>\$52,506</b>
House Maintenance & Repair	781	5,253	11,960
Household Equip & Furnishings	1,391	8,870	20,167
Household Operations	997	6,294	14,443
Housing Costs	405	2,555	5,936



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<b>Total Transportation/Maint.</b>	<b>\$5,619</b>	<b>\$36,974</b>	<b>\$85,126</b>
Vehicle Purchases	2,786	18,622	43,752
Gasoline	1,360	8,824	19,687
Vehicle Expenses	105	760	1,853
Transportation	649	4,134	9,435
Automotive Repair & Maintenance	719	4,635	10,399
<b>Total Health Care</b>	<b>\$1,072</b>	<b>\$6,889</b>	<b>\$15,437</b>
Medical Services	629	4,019	9,054
Prescription Drugs	325	2,102	4,671
Medical Supplies	118	768	1,713
<b>Total Education/Day Care</b>	<b>\$1,372</b>	<b>\$8,987</b>	<b>\$20,773</b>
Education	858	5,769	13,299
Fees & Admissions	514	3,218	7,474



# Demographic Summary Report

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Radius	1 Mile	3 Mile	5 Mile
<b>Population</b>			
2029 Projection	1,535	11,769	25,526
2024 Estimate	1,578	11,715	25,410
2020 Census	1,772	11,890	25,972
Growth 2024 - 2029	-2.72%	0.46%	0.46%
Growth 2020 - 2024	-10.95%	-1.47%	-2.16%
<b>2024 Population by Hispanic Origin</b>	191	2,176	4,604
<b>2024 Population</b>	1,578	11,715	25,410
White	1,299 82.32%	8,213 70.11%	18,262 71.87%
Black	47 2.98%	1,255 10.71%	2,180 8.58%
Am. Indian & Alaskan	5 0.32%	56 0.48%	101 0.40%
Asian	15 0.95%	180 1.54%	391 1.54%
Hawaiian & Pacific Island	0 0.00%	0 0.00%	1 0.00%
Other	212 13.43%	2,011 17.17%	4,475 17.61%
U.S. Armed Forces	0	5	64
<b>Households</b>			
2029 Projection	591	4,000	8,624
2024 Estimate	607	3,982	8,587
2020 Census	683	4,067	8,817
Growth 2024 - 2029	-2.64%	0.45%	0.43%
Growth 2020 - 2024	-11.13%	-2.09%	-2.61%
Owner Occupied	432 71.17%	2,858 71.77%	6,484 75.51%
Renter Occupied	175 28.83%	1,124 28.23%	2,103 24.49%
<b>2024 Households by HH Income</b>	608	3,982	8,588
Income: <\$25,000	36 5.92%	686 17.23%	1,225 14.26%
Income: \$25,000 - \$50,000	91 14.97%	420 10.55%	953 11.10%
Income: \$50,000 - \$75,000	157 25.82%	575 14.44%	1,054 12.27%
Income: \$75,000 - \$100,000	79 12.99%	559 14.04%	1,156 13.46%
Income: \$100,000 - \$125,000	43 7.07%	509 12.78%	1,137 13.24%
Income: \$125,000 - \$150,000	70 11.51%	419 10.52%	895 10.42%
Income: \$150,000 - \$200,000	53 8.72%	426 10.70%	1,146 13.34%
Income: \$200,000+	79 12.99%	388 9.74%	1,022 11.90%
<b>2024 Avg Household Income</b>	\$113,682	\$105,344	\$114,726
<b>2024 Med Household Income</b>	\$81,329	\$88,863	\$97,966



# Demographic Trend Report

1 Mile Radius

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Description	2020	2024	2029
<b>Population</b>	<b>1,772</b>	<b>1,578</b>	<b>1,535</b>
Age 0 - 4	99 5.59%	88 5.58%	88 5.73%
Age 5 - 9	92 5.19%	86 5.45%	86 5.60%
Age 10 - 14	94 5.30%	77 4.88%	81 5.28%
Age 15 - 19	108 6.09%	88 5.58%	80 5.21%
Age 20 - 24	114 6.43%	101 6.40%	87 5.67%
Age 25 - 29	107 6.04%	95 6.02%	92 5.99%
Age 30 - 34	124 7.00%	108 6.84%	96 6.25%
Age 35 - 39	121 6.83%	110 6.97%	101 6.58%
Age 40 - 44	121 6.83%	106 6.72%	102 6.64%
Age 45 - 49	111 6.26%	98 6.21%	99 6.45%
Age 50 - 54	139 7.84%	110 6.97%	98 6.38%
Age 55 - 59	153 8.63%	121 7.67%	103 6.71%
Age 60 - 64	140 7.90%	118 7.48%	106 6.91%
Age 65 - 69	96 5.42%	96 6.08%	99 6.45%
Age 70 - 74	61 3.44%	72 4.56%	82 5.34%
Age 75 - 79	39 2.20%	45 2.85%	60 3.91%
Age 80 - 84	29 1.64%	29 1.84%	37 2.41%
Age 85+	23 1.30%	28 1.77%	36 2.35%
<b>Age 15+</b>	<b>1,486 83.86%</b>	<b>1,325 83.97%</b>	<b>1,278 83.26%</b>
<b>Age 20+</b>	<b>1,378 77.77%</b>	<b>1,237 78.39%</b>	<b>1,198 78.05%</b>
<b>Age 65+</b>	<b>248 14.00%</b>	<b>270 17.11%</b>	<b>314 20.46%</b>
<b>Median Age</b>	<b>41</b>	<b>42</b>	<b>43</b>
<b>Average Age</b>	<b>40.00</b>	<b>40.90</b>	<b>41.90</b>
<b>Population By Race</b>	<b>1,772</b>	<b>1,578</b>	<b>1,535</b>
White	1,486 83.86%	1,299 82.32%	1,263 82.28%
Black	59 3.33%	47 2.98%	46 3.00%
Am. Indian & Alaskan	5 0.28%	5 0.32%	5 0.33%
Asian	11 0.62%	15 0.95%	14 0.91%
Hawaiian & Pacific Islander	0 0.00%	0 0.00%	0 0.00%
Other	209 11.79%	212 13.43%	206 13.42%



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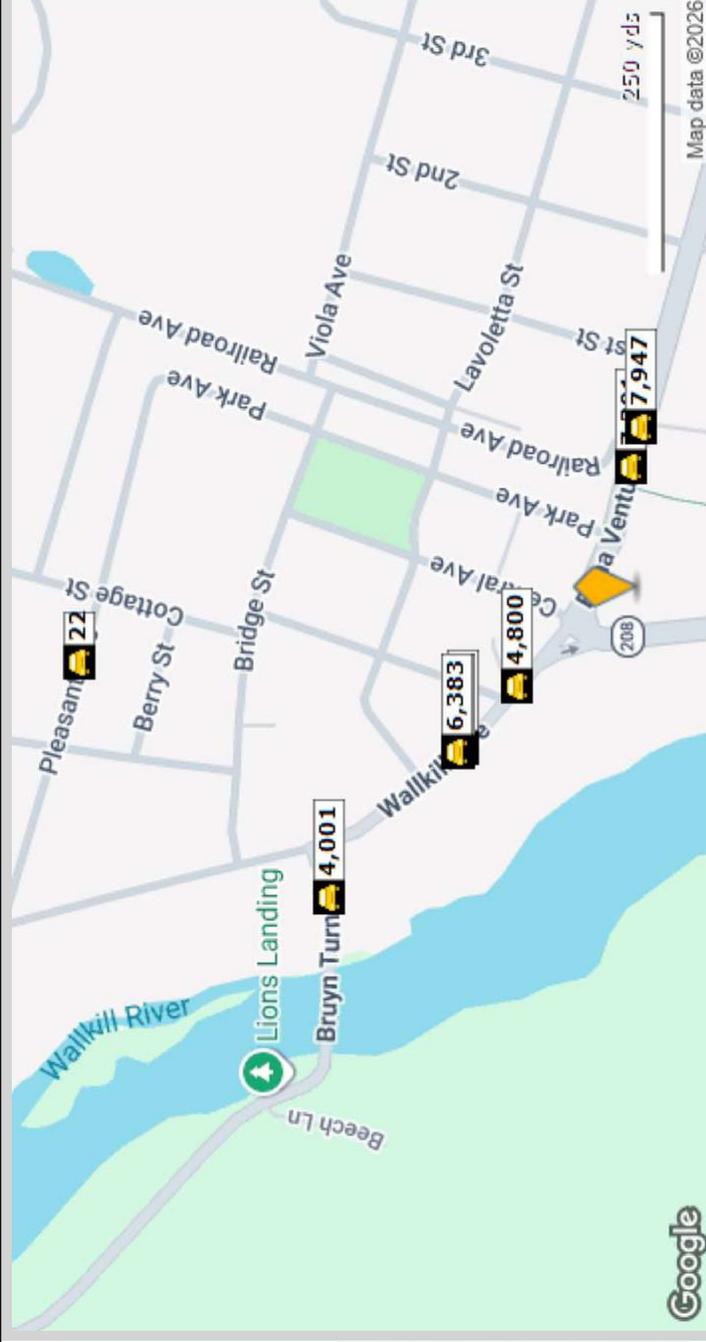
Description	2020	2024	2029
<b>Population by Race (Hispanic)</b>	<b>216</b>	<b>191</b>	<b>186</b>
White	54 25.00%	35 18.32%	34 18.28%
Black	6 2.78%	3 1.57%	3 1.61%
Am. Indian & Alaskan	5 2.31%	5 2.62%	5 2.69%
Asian	1 0.46%	1 0.52%	1 0.54%
Hawaiian & Pacific Islander	0 0.00%	0 0.00%	0 0.00%
Other	150 69.44%	147 76.96%	143 76.88%
<b>Household by Household Income</b>	<b>682</b>	<b>608</b>	<b>590</b>
<\$25,000	34 4.99%	36 5.92%	37 6.27%
\$25,000 - \$50,000	112 16.42%	91 14.97%	95 16.10%
\$50,000 - \$75,000	150 21.99%	157 25.82%	162 27.46%
\$75,000 - \$100,000	93 13.64%	79 12.99%	72 12.20%
\$100,000 - \$125,000	52 7.62%	43 7.07%	40 6.78%
\$125,000 - \$150,000	90 13.20%	70 11.51%	63 10.68%
\$150,000 - \$200,000	72 10.56%	53 8.72%	44 7.46%
\$200,000+	79 11.58%	79 12.99%	77 13.05%
<b>Average Household Income</b>	<b>\$114,088</b>	<b>\$113,682</b>	<b>\$110,968</b>
<b>Median Household Income</b>	<b>\$87,096</b>	<b>\$81,329</b>	<b>\$75,347</b>



# Traffic Count Report

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Street	Cross Str Dist	Count Year	Avg Daily Volume	Volume Type	Miles from Subject Prop
1 Bona Ventura Ave	0.04 NE	2023	7,499	MPSI	.07
2 NY 208	0.01 W	2024	7,301	MPSI	.07
3 Walkill Avenue	0.00	2025	4,800	MPSI	.09
4 Bona Ventura Avenue	0.01 W	2023	7,947	AADT	.09
5 Walkill Ave	0.03 NW	2023	6,415	MPSI	.13
6 CR 18	0.02 NW	2021	5,992	AADT	.14
7 Walkill Avenue	0.03 NW	2024	6,399	MPSI	.14
8 Walkill Avenue	0.03 NW	2025	6,383	MPSI	.14
9 Bruyn Turnpike	0.15 E	2025	4,001	MPSI	.24



# Traffic Count Report

10 Pleasant Avenue  
4 Bona Ventura Ave, Walkkill, NY 12589

Cottage St

0.04 E

2025

22

MPSI

.32

