

Demographic Detail Report

40 Excelsior Ave, Saratoga Springs, NY 12866

Building Type: **General Retail** Total Available: **0 SF**
 Secondary: **Auto Dealership** % Leased: **100%**
 GLA: **8,299 SF** Rent/SF/Yr: **-**
 Year Built: **1974**



Radius	1 Mile	3 Mile	5 Mile
Population			
2027 Projection	9,399	27,694	46,878
2022 Estimate	9,273	27,321	46,332
2010 Census	8,594	25,313	43,394
Growth 2022 - 2027	1.36%	1.37%	1.18%
Growth 2010 - 2022	7.90%	7.93%	6.77%
2022 Population by Age			
	9,273	27,321	46,332
Age 0 - 4	480 5.18%	1,360 4.98%	2,268 4.90%
Age 5 - 9	472 5.09%	1,384 5.07%	2,358 5.09%
Age 10 - 14	415 4.48%	1,342 4.91%	2,428 5.24%
Age 15 - 19	374 4.03%	1,311 4.80%	2,492 5.38%
Age 20 - 24	385 4.15%	1,327 4.86%	2,488 5.37%
Age 25 - 29	509 5.49%	1,551 5.68%	2,675 5.77%
Age 30 - 34	685 7.39%	1,859 6.80%	2,947 6.36%
Age 35 - 39	744 8.02%	1,945 7.12%	3,021 6.52%
Age 40 - 44	669 7.21%	1,788 6.54%	2,881 6.22%
Age 45 - 49	592 6.38%	1,673 6.12%	2,847 6.14%
Age 50 - 54	582 6.28%	1,731 6.34%	3,054 6.59%
Age 55 - 59	619 6.68%	1,883 6.89%	3,333 7.19%
Age 60 - 64	621 6.70%	1,905 6.97%	3,329 7.19%
Age 65 - 69	575 6.20%	1,773 6.49%	3,039 6.56%
Age 70 - 74	511 5.51%	1,589 5.82%	2,674 5.77%
Age 75 - 79	388 4.18%	1,199 4.39%	1,969 4.25%
Age 80 - 84	252 2.72%	764 2.80%	1,212 2.62%
Age 85+	400 4.31%	935 3.42%	1,316 2.84%
Age 65+	2,126 22.93%	6,260 22.91%	10,210 22.04%
Median Age	44.30	44.40	44.30
Average Age	44.00	43.70	43.20

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Radius	1 Mile		3 Mile		5 Mile	
2022 Population By Race	9,273		27,321		46,332	
White	8,583	92.56%	25,037	91.64%	42,981	92.77%
Black	209	2.25%	904	3.31%	1,234	2.66%
Am. Indian & Alaskan	52	0.56%	105	0.38%	136	0.29%
Asian	256	2.76%	646	2.36%	1,019	2.20%
Hawaiian & Pacific Island	14	0.15%	20	0.07%	23	0.05%
Other	159	1.71%	609	2.23%	939	2.03%
Population by Hispanic Origin	9,273		27,321		46,332	
Non-Hispanic Origin	8,885	95.82%	26,189	95.86%	44,605	96.27%
Hispanic Origin	388	4.18%	1,132	4.14%	1,727	3.73%
2022 Median Age, Male	42.80		42.60		42.60	
2022 Average Age, Male	42.50		42.30		42.00	
2022 Median Age, Female	46.10		46.50		46.10	
2022 Average Age, Female	45.60		45.00		44.30	
2022 Population by Occupation Classification	7,829		22,968		38,775	
Civilian Employed	4,959	63.34%	14,116	61.46%	23,703	61.13%
Civilian Unemployed	357	4.56%	842	3.67%	1,250	3.22%
Civilian Non-Labor Force	2,479	31.66%	7,692	33.49%	13,206	34.06%
Armed Forces	34	0.43%	318	1.38%	616	1.59%
Households by Marital Status						
Married	1,559		5,141		9,571	
Married No Children	1,016		3,251		5,732	
Married w/Children	543		1,890		3,839	
2022 Population by Education	7,860		22,403		37,064	
Some High School, No Diploma	282	3.59%	1,141	5.09%	1,980	5.34%
High School Grad (Incl Equivalency)	859	10.93%	3,563	15.90%	6,408	17.29%
Some College, No Degree	1,350	17.18%	4,330	19.33%	7,895	21.30%
Associate Degree	712	9.06%	1,808	8.07%	2,767	7.47%
Bachelor Degree	2,611	33.22%	6,281	28.04%	9,913	26.75%
Advanced Degree	2,046	26.03%	5,280	23.57%	8,101	21.86%

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Radius	1 Mile	3 Mile	5 Mile
2022 Population by Occupation	8,995	25,707	43,468
Real Estate & Finance	227 2.52%	963 3.75%	1,656 3.81%
Professional & Management	3,813 42.39%	9,740 37.89%	15,801 36.35%
Public Administration	298 3.31%	895 3.48%	1,471 3.38%
Education & Health	1,472 16.36%	4,111 15.99%	6,861 15.78%
Services	623 6.93%	1,899 7.39%	3,116 7.17%
Information	30 0.33%	183 0.71%	346 0.80%
Sales	814 9.05%	2,584 10.05%	4,516 10.39%
Transportation	41 0.46%	112 0.44%	148 0.34%
Retail	407 4.52%	1,121 4.36%	1,839 4.23%
Wholesale	69 0.77%	203 0.79%	408 0.94%
Manufacturing	623 6.93%	1,577 6.13%	2,589 5.96%
Production	166 1.85%	792 3.08%	1,578 3.63%
Construction	188 2.09%	618 2.40%	1,189 2.74%
Utilities	79 0.88%	315 1.23%	601 1.38%
Agriculture & Mining	29 0.32%	120 0.47%	250 0.58%
Farming, Fishing, Forestry	16 0.18%	59 0.23%	104 0.24%
Other Services	100 1.11%	415 1.61%	995 2.29%
2022 Worker Travel Time to Job	4,540	13,238	22,248
<30 Minutes	3,170 69.82%	9,161 69.20%	14,762 66.35%
30-60 Minutes	1,231 27.11%	3,485 26.33%	6,305 28.34%
60+ Minutes	139 3.06%	592 4.47%	1,181 5.31%
2010 Households by HH Size	4,239	11,825	18,702
1-Person Households	1,880 44.35%	4,549 38.47%	5,928 31.70%
2-Person Households	1,450 34.21%	4,083 34.53%	6,606 35.32%
3-Person Households	453 10.69%	1,492 12.62%	2,703 14.45%
4-Person Households	317 7.48%	1,127 9.53%	2,278 12.18%
5-Person Households	105 2.48%	416 3.52%	863 4.61%
6-Person Households	25 0.59%	114 0.96%	236 1.26%
7 or more Person Households	9 0.21%	44 0.37%	88 0.47%
2022 Average Household Size	1.90	2.10	2.30
Households			
2027 Projection	4,625	12,888	20,193
2022 Estimate	4,564	12,722	19,962
2010 Census	4,239	11,825	18,702
Growth 2022 - 2027	1.34%	1.30%	1.16%
Growth 2010 - 2022	7.67%	7.59%	6.74%

Demographic Detail Report

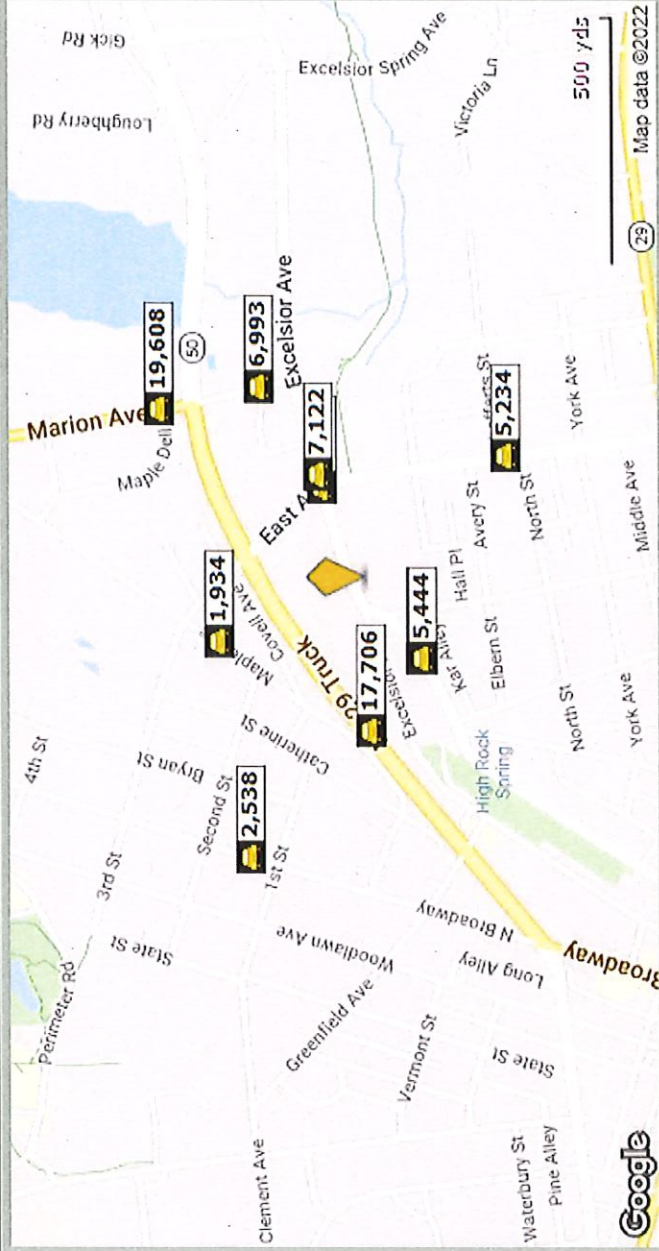
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Radius	1 Mile	3 Mile	5 Mile
2022 Households by HH Income	4,564	12,725	19,961
<\$25,000	383 8.39%	1,583 12.44%	2,140 10.72%
\$25,000 - \$50,000	1,057 23.16%	2,296 18.04%	3,324 16.65%
\$50,000 - \$75,000	593 12.99%	1,899 14.92%	2,884 14.45%
\$75,000 - \$100,000	414 9.07%	1,444 11.35%	2,424 12.14%
\$100,000 - \$125,000	679 14.88%	1,497 11.76%	2,220 11.12%
\$125,000 - \$150,000	263 5.76%	825 6.48%	1,573 7.88%
\$150,000 - \$200,000	575 12.60%	1,500 11.79%	2,612 13.09%
\$200,000+	600 13.15%	1,681 13.21%	2,784 13.95%
2022 Avg Household Income	\$112,932	\$111,250	\$116,855
2022 Med Household Income	\$90,036	\$85,119	\$91,836
2022 Occupied Housing	4,565	12,723	19,962
Owner Occupied	2,116 46.35%	7,055 55.45%	13,036 65.30%
Renter Occupied	2,449 53.65%	5,668 44.55%	6,926 34.70%
2010 Housing Units	5,685	14,414	22,041
1 Unit	2,148 37.78%	7,146 49.58%	13,606 61.73%
2 - 4 Units	1,628 28.64%	3,081 21.38%	3,600 16.33%
5 - 19 Units	683 12.01%	1,739 12.06%	2,107 9.56%
20+ Units	1,226 21.57%	2,448 16.98%	2,728 12.38%
2022 Housing Value	2,114	7,054	13,036
<\$100,000	16 0.76%	652 9.24%	1,186 9.10%
\$100,000 - \$200,000	38 1.80%	202 2.86%	806 6.18%
\$200,000 - \$300,000	220 10.41%	1,254 17.78%	3,071 23.56%
\$300,000 - \$400,000	407 19.25%	1,677 23.77%	2,924 22.43%
\$400,000 - \$500,000	504 23.84%	1,302 18.46%	2,092 16.05%
\$500,000 - \$1,000,000	706 33.40%	1,372 19.45%	2,048 15.71%
\$1,000,000+	223 10.55%	595 8.43%	909 6.97%
2022 Median Home Value	\$474,602	\$384,615	\$349,760
2022 Housing Units by Yr Built	5,694	15,224	23,558
Built 2010+	677 11.89%	1,818 11.94%	2,597 11.02%
Built 2000 - 2010	324 5.69%	1,739 11.42%	3,258 13.83%
Built 1990 - 1999	270 4.74%	1,694 11.13%	3,346 14.20%
Built 1980 - 1989	171 3.00%	1,403 9.22%	2,797 11.87%
Built 1970 - 1979	469 8.24%	1,873 12.30%	3,352 14.23%
Built 1960 - 1969	326 5.73%	1,290 8.47%	1,928 8.18%
Built 1950 - 1959	460 8.08%	979 6.43%	1,277 5.42%
Built <1949	2,997 52.63%	4,428 29.09%	5,003 21.24%
2022 Median Year Built	1948	1974	1980

Traffic Count Report

40 Excelsior Ave, Saratoga Springs, NY 12866

Building Type: General Retail
 Secondary: Auto Dealership
 GLA: 8,299 SF
 Year Built: 1974
 Total Available: 0 SF
 % Leased: 100%
 Rent/SF/Yr: -



Street	Cross Street	Cross Str Dist	Count Year	Avg Daily Volume	Volume Type	Miles from Subject Prop
1 Kar Aly	Warren St	0.06 E	2019	5,864	AADT	.11
2 High Rock Ave	Warren St	0.06 NE	2022	5,444	MPSI	.11
3 Excelsior Ave	East Ave	0.00 E	2022	7,827	MPSI	.12
4 Excelsior Avenue	East Ave	0.05 E	2018	7,122	AADT	.14
5 US Hwy 9	Rock St	0.17 SW	2022	17,706	MPSI	.18
6 Maple Ave	East Ave	0.05 NE	2022	1,934	MPSI	.19
7 East Ave	Lefferts St	0.01 N	2022	5,234	MPSI	.21
8 Marion Ave	Excelsior Ave	0.04 S	2022	6,993	MPSI	.26
9 Marion Ave	Ave C	0.01 S	2022	19,608	MPSI	.32
10 N Broadway	Broadway	0.03 S	2022	2,538	MPSI	.36

For more information regarding the information for on this report, please contact Patrick Wayne, CoStar Group Inc, 565-545-8850
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4/19/2022