

Demographic Detail Report

COR Center

3815-3873 State Rte 31, Liverpool, NY 13090

Building Type: **Shopping Center** Total Available: **24,761 SF**
 Center Type: **Power Center** % Leased: **98.68%**
 Center GLA: **507,853 SF** Rent/SF/Yr: **\$4.08**
 Year Built: **2000**



| Radius | 1 Mile | | 3 Mile | | 5 Mile | |
|-------------------------------|--------------|--------|---------------|--------|---------------|--------|
| Population | | | | | | |
| 2025 Projection | 4,005 | | 28,925 | | 65,023 | |
| 2020 Estimate | 3,884 | | 28,751 | | 65,018 | |
| 2010 Census | 3,143 | | 26,963 | | 62,977 | |
| Growth 2020 - 2025 | 3.12% | | 0.61% | | 0.01% | |
| Growth 2010 - 2020 | 23.58% | | 6.63% | | 3.24% | |
| 2020 Population by Age | | | | | | |
| | 3,884 | | 28,751 | | 65,018 | |
| Age 0 - 4 | 188 | 4.84% | 1,426 | 4.96% | 3,423 | 5.26% |
| Age 5 - 9 | 206 | 5.30% | 1,608 | 5.59% | 3,765 | 5.79% |
| Age 10 - 14 | 224 | 5.77% | 1,785 | 6.21% | 4,023 | 6.19% |
| Age 15 - 19 | 272 | 7.00% | 2,148 | 7.47% | 4,741 | 7.29% |
| Age 20 - 24 | 246 | 6.33% | 1,877 | 6.53% | 4,211 | 6.48% |
| Age 25 - 29 | 214 | 5.51% | 1,575 | 5.48% | 3,764 | 5.79% |
| Age 30 - 34 | 213 | 5.48% | 1,534 | 5.34% | 3,796 | 5.84% |
| Age 35 - 39 | 215 | 5.54% | 1,560 | 5.43% | 3,812 | 5.86% |
| Age 40 - 44 | 215 | 5.54% | 1,583 | 5.51% | 3,676 | 5.65% |
| Age 45 - 49 | 265 | 6.82% | 1,949 | 6.78% | 4,324 | 6.65% |
| Age 50 - 54 | 311 | 8.01% | 2,248 | 7.82% | 4,889 | 7.52% |
| Age 55 - 59 | 345 | 8.88% | 2,436 | 8.47% | 5,253 | 8.08% |
| Age 60 - 64 | 316 | 8.14% | 2,222 | 7.73% | 4,740 | 7.29% |
| Age 65 - 69 | 247 | 6.36% | 1,776 | 6.18% | 3,805 | 5.85% |
| Age 70 - 74 | 171 | 4.40% | 1,250 | 4.35% | 2,715 | 4.18% |
| Age 75 - 79 | 109 | 2.81% | 815 | 2.83% | 1,825 | 2.81% |
| Age 80 - 84 | 67 | 1.73% | 504 | 1.75% | 1,160 | 1.78% |
| Age 85+ | 60 | 1.54% | 454 | 1.58% | 1,096 | 1.69% |
| Age 65+ | 654 | 16.84% | 4,799 | 16.69% | 10,601 | 16.30% |
| Median Age | 43.80 | | 42.70 | | 41.30 | |
| Average Age | 41.20 | | 40.60 | | 40.10 | |

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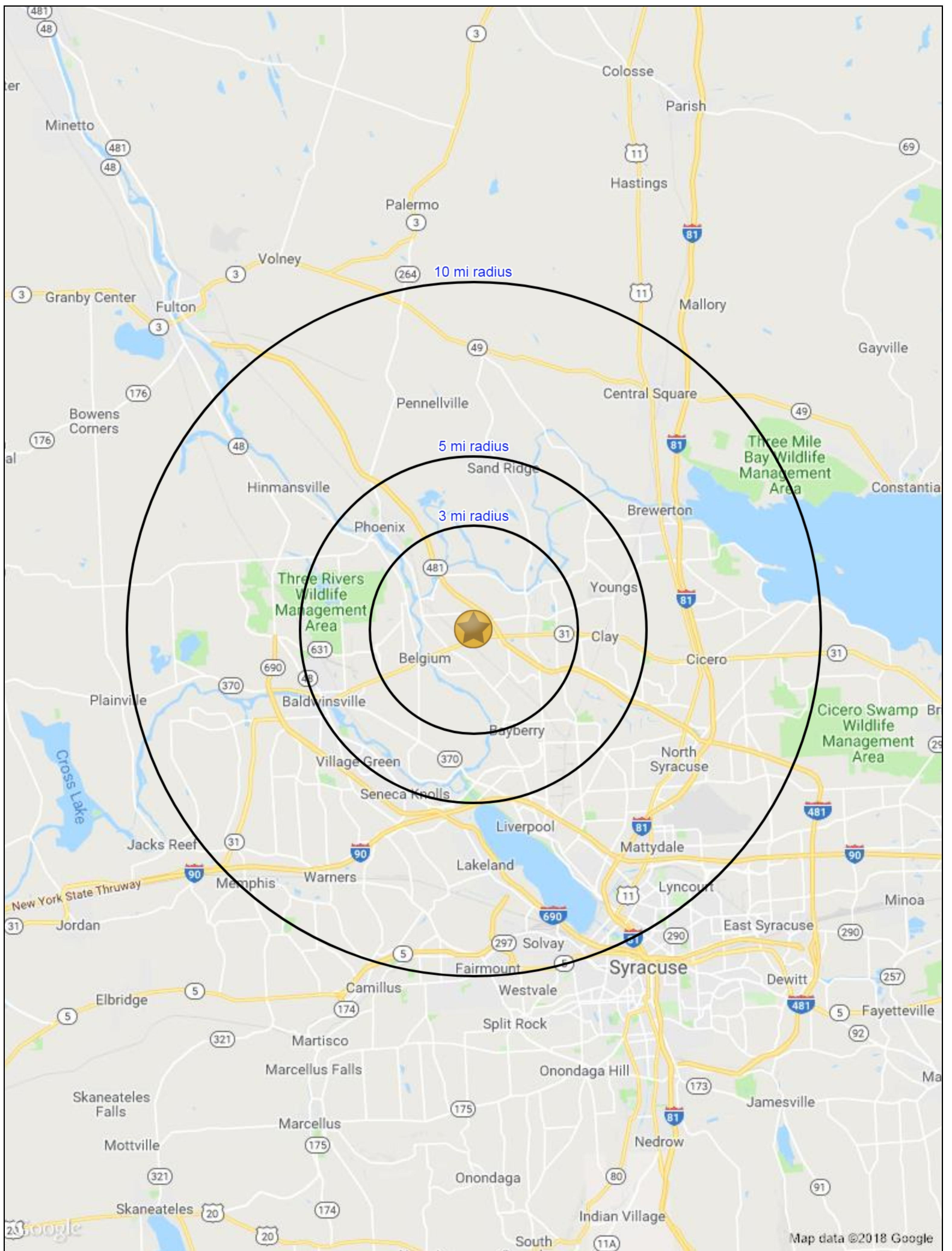
| COR Center | | | | | | |
|---|---------------|--------|---------------|--------|---------------|--------|
| 3815-3873 State Rte 31, Liverpool, NY 13090 | | | | | | |
| Radius | 1 Mile | | 3 Mile | | 5 Mile | |
| 2020 Population By Race | 3,884 | | 28,751 | | 65,018 | |
| White | 3,594 | 92.53% | 26,489 | 92.13% | 59,415 | 91.38% |
| Black | 120 | 3.09% | 828 | 2.88% | 2,204 | 3.39% |
| Am. Indian & Alaskan | 13 | 0.33% | 110 | 0.38% | 299 | 0.46% |
| Asian | 90 | 2.32% | 656 | 2.28% | 1,527 | 2.35% |
| Hawaiian & Pacific Island | 0 | 0.00% | 13 | 0.05% | 21 | 0.03% |
| Other | 66 | 1.70% | 655 | 2.28% | 1,552 | 2.39% |
| Population by Hispanic Origin | 3,884 | | 28,751 | | 65,018 | |
| Non-Hispanic Origin | 3,762 | 96.86% | 27,973 | 97.29% | 63,217 | 97.23% |
| Hispanic Origin | 122 | 3.14% | 778 | 2.71% | 1,801 | 2.77% |
| 2020 Median Age, Male | 42.10 | | 41.10 | | 39.80 | |
| 2020 Average Age, Male | 40.20 | | 39.70 | | 39.20 | |
| 2020 Median Age, Female | 45.30 | | 44.20 | | 42.70 | |
| 2020 Average Age, Female | 42.20 | | 41.50 | | 41.00 | |
| 2020 Population by Occupation Classification | 3,211 | | 23,503 | | 52,858 | |
| Civilian Employed | 2,217 | 69.04% | 15,599 | 66.37% | 35,235 | 66.66% |
| Civilian Unemployed | 53 | 1.65% | 343 | 1.46% | 987 | 1.87% |
| Civilian Non-Labor Force | 941 | 29.31% | 7,547 | 32.11% | 16,593 | 31.39% |
| Armed Forces | 0 | 0.00% | 14 | 0.06% | 43 | 0.08% |
| Households by Marital Status | | | | | | |
| Married | 903 | | 6,483 | | 13,913 | |
| Married No Children | 532 | | 3,651 | | 7,939 | |
| Married w/Children | 370 | | 2,832 | | 5,974 | |
| 2020 Population by Education | 2,886 | | 21,177 | | 47,718 | |
| Some High School, No Diploma | 75 | 2.60% | 874 | 4.13% | 2,418 | 5.07% |
| High School Grad (Incl Equivalency) | 817 | 28.31% | 4,842 | 22.86% | 11,607 | 24.32% |
| Some College, No Degree | 920 | 31.88% | 6,138 | 28.98% | 14,156 | 29.67% |
| Associate Degree | 140 | 4.85% | 1,271 | 6.00% | 2,864 | 6.00% |
| Bachelor Degree | 628 | 21.76% | 4,864 | 22.97% | 9,971 | 20.90% |
| Advanced Degree | 306 | 10.60% | 3,188 | 15.05% | 6,702 | 14.05% |

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|---|---------------|--------|---------------|--------|---------------|--------|--|
| 3815-3873 State Rte 31, Liverpool, NY 13090 | | | | | | | |
| Radius | 1 Mile | | 3 Mile | | 5 Mile | | |
| 2020 Population by Occupation | 4,186 | | 29,323 | | 66,111 | | |
| Real Estate & Finance | 160 | 3.82% | 1,389 | 4.74% | 2,824 | 4.27% | |
| Professional & Management | 1,131 | 27.02% | 8,532 | 29.10% | 18,601 | 28.14% | |
| Public Administration | 104 | 2.48% | 588 | 2.01% | 1,397 | 2.11% | |
| Education & Health | 597 | 14.26% | 4,476 | 15.26% | 9,952 | 15.05% | |
| Services | 394 | 9.41% | 2,118 | 7.22% | 4,941 | 7.47% | |
| Information | 58 | 1.39% | 357 | 1.22% | 757 | 1.15% | |
| Sales | 691 | 16.51% | 4,440 | 15.14% | 9,677 | 14.64% | |
| Transportation | 0 | 0.00% | 124 | 0.42% | 311 | 0.47% | |
| Retail | 265 | 6.33% | 1,689 | 5.76% | 4,301 | 6.51% | |
| Wholesale | 111 | 2.65% | 721 | 2.46% | 1,439 | 2.18% | |
| Manufacturing | 142 | 3.39% | 1,147 | 3.91% | 2,862 | 4.33% | |
| Production | 134 | 3.20% | 1,290 | 4.40% | 3,060 | 4.63% | |
| Construction | 173 | 4.13% | 979 | 3.34% | 2,541 | 3.84% | |
| Utilities | 75 | 1.79% | 619 | 2.11% | 1,653 | 2.50% | |
| Agriculture & Mining | 4 | 0.10% | 33 | 0.11% | 52 | 0.08% | |
| Farming, Fishing, Forestry | 0 | 0.00% | 2 | 0.01% | 23 | 0.03% | |
| Other Services | 147 | 3.51% | 819 | 2.79% | 1,720 | 2.60% | |
| 2020 Worker Travel Time to Job | 2,095 | | 14,927 | | 33,962 | | |
| <30 Minutes | 1,700 | 81.15% | 11,181 | 74.90% | 26,122 | 76.92% | |
| 30-60 Minutes | 335 | 15.99% | 3,356 | 22.48% | 6,755 | 19.89% | |
| 60+ Minutes | 60 | 2.86% | 390 | 2.61% | 1,085 | 3.19% | |
| 2010 Households by HH Size | 1,236 | | 10,571 | | 25,232 | | |
| 1-Person Households | 286 | 23.14% | 2,472 | 23.38% | 6,277 | 24.88% | |
| 2-Person Households | 441 | 35.68% | 3,700 | 35.00% | 8,886 | 35.22% | |
| 3-Person Households | 211 | 17.07% | 1,782 | 16.86% | 4,304 | 17.06% | |
| 4-Person Households | 195 | 15.78% | 1,716 | 16.23% | 3,727 | 14.77% | |
| 5-Person Households | 71 | 5.74% | 642 | 6.07% | 1,434 | 5.68% | |
| 6-Person Households | 25 | 2.02% | 192 | 1.82% | 435 | 1.72% | |
| 7 or more Person Households | 7 | 0.57% | 67 | 0.63% | 169 | 0.67% | |
| 2020 Average Household Size | 2.50 | | 2.60 | | 2.50 | | |
| Households | | | | | | | |
| 2025 Projection | 1,577 | | 11,315 | | 25,965 | | |
| 2020 Estimate | 1,530 | | 11,253 | | 25,981 | | |
| 2010 Census | 1,238 | | 10,572 | | 25,231 | | |
| Growth 2020 - 2025 | 3.07% | | 0.55% | | -0.06% | | |
| Growth 2010 - 2020 | 23.59% | | 6.44% | | 2.97% | | |

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| COR Center | | | | | | |
|---|------------------|--------|------------------|--------|------------------|--------|
| 3815-3873 State Rte 31, Liverpool, NY 13090 | | | | | | |
| Radius | 1 Mile | | 3 Mile | | 5 Mile | |
| 2020 Households by HH Income | 1,530 | | 11,253 | | 25,981 | |
| <\$25,000 | 179 | 11.70% | 1,362 | 12.10% | 3,483 | 13.41% |
| \$25,000 - \$50,000 | 322 | 21.05% | 1,851 | 16.45% | 4,688 | 18.04% |
| \$50,000 - \$75,000 | 273 | 17.84% | 1,809 | 16.08% | 4,522 | 17.41% |
| \$75,000 - \$100,000 | 208 | 13.59% | 1,856 | 16.49% | 4,192 | 16.13% |
| \$100,000 - \$125,000 | 157 | 10.26% | 1,563 | 13.89% | 3,440 | 13.24% |
| \$125,000 - \$150,000 | 110 | 7.19% | 912 | 8.10% | 1,993 | 7.67% |
| \$150,000 - \$200,000 | 191 | 12.48% | 1,217 | 10.81% | 2,322 | 8.94% |
| \$200,000+ | 90 | 5.88% | 683 | 6.07% | 1,341 | 5.16% |
| 2020 Avg Household Income | \$94,530 | | \$96,908 | | \$90,783 | |
| 2020 Med Household Income | \$74,006 | | \$83,142 | | \$76,774 | |
| 2020 Occupied Housing | 1,530 | | 11,254 | | 25,981 | |
| Owner Occupied | 1,261 | 82.42% | 9,300 | 82.64% | 19,335 | 74.42% |
| Renter Occupied | 269 | 17.58% | 1,954 | 17.36% | 6,646 | 25.58% |
| 2010 Housing Units | 1,649 | | 11,745 | | 27,712 | |
| 1 Unit | 1,235 | 74.89% | 9,377 | 79.84% | 20,496 | 73.96% |
| 2 - 4 Units | 108 | 6.55% | 724 | 6.16% | 1,828 | 6.60% |
| 5 - 19 Units | 146 | 8.85% | 1,023 | 8.71% | 4,113 | 14.84% |
| 20+ Units | 160 | 9.70% | 621 | 5.29% | 1,275 | 4.60% |
| 2020 Housing Value | 1,261 | | 9,300 | | 19,334 | |
| <\$100,000 | 111 | 8.80% | 1,036 | 11.14% | 2,702 | 13.98% |
| \$100,000 - \$200,000 | 794 | 62.97% | 5,346 | 57.48% | 11,062 | 57.22% |
| \$200,000 - \$300,000 | 266 | 21.09% | 2,024 | 21.76% | 3,823 | 19.77% |
| \$300,000 - \$400,000 | 38 | 3.01% | 523 | 5.62% | 928 | 4.80% |
| \$400,000 - \$500,000 | 48 | 3.81% | 256 | 2.75% | 549 | 2.84% |
| \$500,000 - \$1,000,000 | 4 | 0.32% | 112 | 1.20% | 214 | 1.11% |
| \$1,000,000+ | 0 | 0.00% | 3 | 0.03% | 56 | 0.29% |
| 2020 Median Home Value | \$165,428 | | \$167,601 | | \$162,963 | |
| 2020 Housing Units by Yr Built | 1,648 | | 12,210 | | 28,585 | |
| Built 2010+ | 359 | 21.78% | 1,231 | 10.08% | 2,083 | 7.29% |
| Built 2000 - 2010 | 130 | 7.89% | 1,455 | 11.92% | 2,551 | 8.92% |
| Built 1990 - 1999 | 264 | 16.02% | 1,750 | 14.33% | 3,238 | 11.33% |
| Built 1980 - 1989 | 378 | 22.94% | 3,285 | 26.90% | 5,708 | 19.97% |
| Built 1970 - 1979 | 222 | 13.47% | 2,324 | 19.03% | 5,580 | 19.52% |
| Built 1960 - 1969 | 82 | 4.98% | 1,014 | 8.30% | 4,153 | 14.53% |
| Built 1950 - 1959 | 93 | 5.64% | 479 | 3.92% | 2,153 | 7.53% |
| Built <1949 | 120 | 7.28% | 672 | 5.50% | 3,119 | 10.91% |
| 2020 Median Year Built | 1987 | | 1984 | | 1978 | |

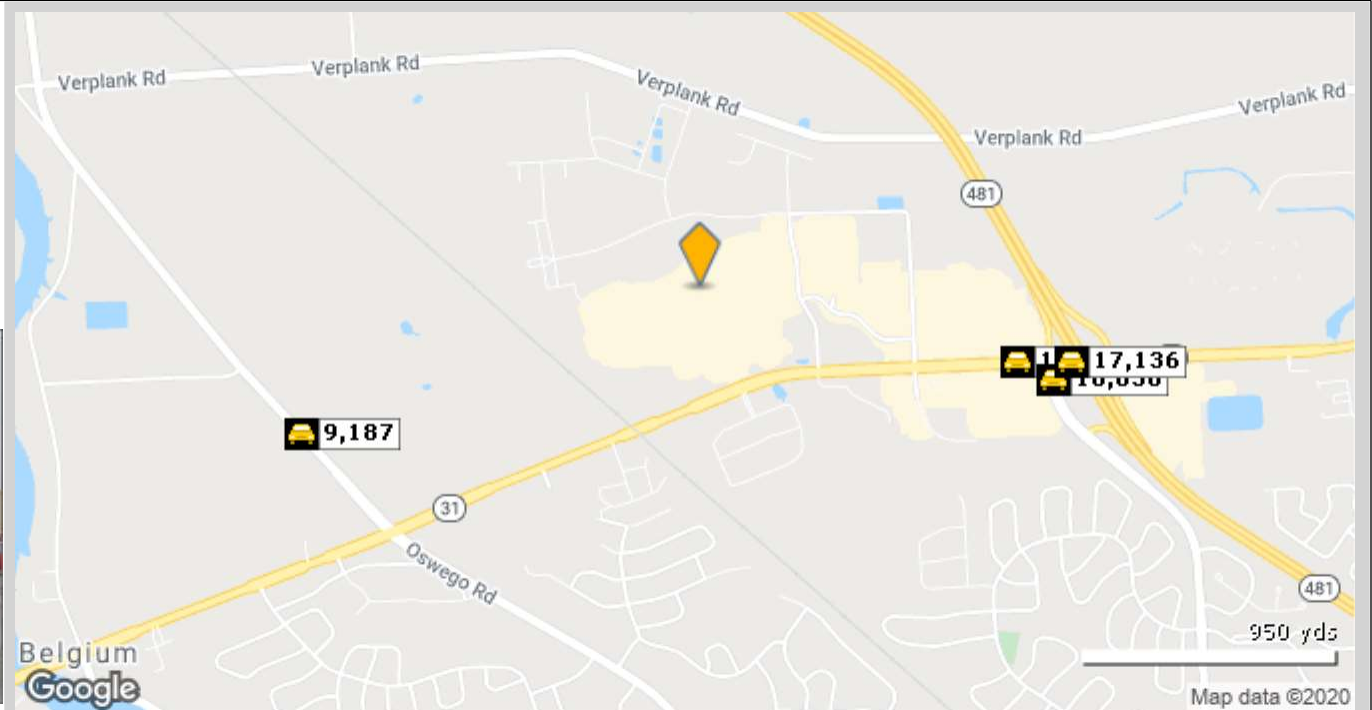


Traffic Count Report

COR Center

3815-3873 State Rte 31, Liverpool, NY 13090

Building Type: **Shopping Center**
 Center Type: **Power Center**
 Center GLA: **507,853 SF**
 Year Built: **2000**
 Total Available: **24,761 SF**
 % Leased: **98.68%**
 Rent/SF/Yr: **\$0.34**



| Street | Cross Street | Cross Str Dist | Count Year | Avg Daily Volume | Volume Type | Miles from Subject Prop |
|-----------------------|---------------|----------------|------------|------------------|-------------|-------------------------|
| 1 State Hwy 31 | Soule Rd | 0.07 E | 2018 | 16,024 | MPSI | .71 |
| 2 Soule Rd | State Hwy 31 | 0.04 N | 2018 | 10,638 | MPSI | .80 |
| 3 State Hwy 31 | State Hwy 481 | 0.02 E | 2018 | 17,136 | MPSI | .82 |
| 4 Oswego Rd | Linda Ln | 0.19 NW | 2018 | 9,187 | MPSI | .91 |