



# Audience Profile

Jan 1 - Dec 31, 2024

URBAN EDGE

## Yonkers Gateway Center

2500 Central Park Ave, Yonkers, NY 10710

Benchmark: Nationwide

	1 Mile			3 Mile			5 Mile		
Overview									
Population	16,907			125,997			406,964		
Households	6,785			46,687			153,119		
Persons per Household	2.45	<div><div>96</div></div>		2.67	<div><div>105</div></div>		2.62	<div><div>103</div></div>	
Household Median Income	\$108,966.67	<div><div>137</div></div>		\$155,294.1	<div><div>195</div></div>		\$120,764.28	<div><div>152</div></div>	
Household Median Disposable Income	\$88,815.61	<div><div>129</div></div>		\$121,239.32	<div><div>177</div></div>		\$97,028.79	<div><div>141</div></div>	
Household Median Discretionary Income	\$66,630.11	<div><div>131</div></div>		\$99,975.58	<div><div>196</div></div>		\$73,068.33	<div><div>143</div></div>	
Average Income Per Person	\$71,177.65	<div><div>165</div></div>		\$88,422.86	<div><div>205</div></div>		\$71,594.6	<div><div>166</div></div>	
Median Rent	\$2,106.3	<div><div>150</div></div>		\$2,251.44	<div><div>160</div></div>		\$1,942.25	<div><div>138</div></div>	
Median House Value	\$719,887.97	<div><div>189</div></div>		\$972,523.21	<div><div>256</div></div>		\$839,900.34	<div><div>221</div></div>	
Households in Poverty	475	(7%)	<div><div>55</div></div>	2,710	(5.8%)	<div><div>46</div></div>	15,374	(10%)	<div><div>7</div></div>
Household Median Wealth	\$104,110.37	<div><div>128</div></div>		\$125,765.51	<div><div>155</div></div>		\$96,058.67	<div><div>118</div></div>	
Average Age	45.23	<div><div>110</div></div>		43.6	<div><div>106</div></div>		42.24	<div><div>103</div></div>	
Median Age	46.68	<div><div>116</div></div>		45.64	<div><div>114</div></div>		42.31	<div><div>105</div></div>	
Households with Children	1,970	(29%)	<div><div>108</div></div>	15,291	(32.8%)	<div><div>122</div></div>	45,423	(29.7%)	<div><div>111</div></div>
High School Graduate or Higher	11,858	(94.6%)	<div><div>106</div></div>	84,493	(94.6%)	<div><div>106</div></div>	257,876	(89.7%)	<div><div>100</div></div>

Calculated using Weighted Centroid from Block Groups | DataSet: STI: Popstats



Yonkers Gateway Center

2500 Central Park Ave, Yonkers, NY 10710

Benchmark: Nationwide

	1 Mile		3 Mile		5 Mile	
Bachelor's Degree or Higher	7,201	(57.5%)	58,387	(65.4%)	153,935	(53.5%)
Pop density (per sq mi)	6,440		4,665		6,202	
Area (based on blockgroups)	3		27		66	

Population

Population 2024 Q4	16,907	125,997	406,964
Population 2024 Q3	16,898	125,844	406,282
Population 2024 Q2	16,915	125,799	405,523
Population 2024 Q1	16,904	125,765	405,373
Population 2023 Q4	16,900	125,686	404,680
Population 2023 Q3	16,893	125,657	404,275
Population 2023 Q2	16,880	125,621	404,120
Population 2023 Q1	16,874	125,595	404,059
Population 2022 Q4	16,885	125,799	404,860
Population 5 Years Forecast	16,766	124,747	408,692
Population 10 Years Forecast	16,723	124,335	410,503
Persons per Household	2.45	2.67	2.62

Calculated using Weighted Centroid from Block Groups | DataSet: STI: Popstats



Yonkers Gateway Center

2500 Central Park Ave, Yonkers, NY 10710

Benchmark: Nationwide

	1 Mile			3 Mile			5 Mile		
Group Quarters	271	(1.6%)	68	1,256	(1%)	42	6,357	(1.6%)	66
Transient Population - Average Last 4 Quarters				333	(<0.5%)	20	1,680	(<0.5%)	32

Households

Households 2024 Q4	6,785	46,687	153,119
Households 2024 Q3	6,778	46,607	152,673
Households 2024 Q2	6,785	46,569	152,352
Households 2024 Q1	6,780	46,556	152,295
Households 2023 Q4	6,776	46,528	151,995
Households 2023 Q3	6,773	46,523	151,841
Households 2023 Q2	6,767	46,509	151,791
Households 2023 Q1	6,765	46,495	151,767
Households 2022 Q4	6,771	46,574	152,168
Households 5 Years Forecast	6,732	46,207	153,833
Households 10 Years Forecast	6,715	46,055	154,581

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Benchmark: Nationwide



### Gender

Male	7,926	(46.9%)	96	60,113	(47.7%)	97	192,967	(47.4%)	97
Female	8,981	(53.1%)	104	65,884	(52.3%)	103	213,997	(52.6%)	103

### Ethnicity

White	8,274	(48.9%)	85	78,802	(62.5%)	108	191,001	(46.9%)	8
Asian	2,951	(17.5%)	303	16,155	(12.8%)	223	32,540	(8%)	139
Hispanic (Ethnic)	2,876	(17%)	87	18,074	(14.3%)	73	105,299	(25.9%)	133
Black	1,943	(11.5%)	97	7,417	(5.9%)	50	59,694	(14.7%)	124
Other	863	(5.1%)	98	5,549	(4.4%)	85	18,430	(4.5%)	87

### Household by Ethnicity

White	3,549	(52.3%)	85	30,029	(64.3%)	104	72,919	(47.6%)	7
Hispanic (Ethnic)	1,145	(16.9%)	111	6,102	(13.1%)	86	36,062	(23.6%)	155
Asian	839	(12.4%)	273	4,919	(10.5%)	232	9,919	(6.5%)	143
Black	673	(9.9%)	89	2,508	(5.4%)	48	21,413	(14%)	126
Other	579	(8.5%)	112	3,129	(6.7%)	88	12,806	(8.4%)	110

### Households Income

Calculated using Weighted Centroid from Block Groups | DataSet: STI: Popstats



Yonkers Gateway Center

2500 Central Park Ave, Yonkers, NY 10710

Benchmark: Nationwide

	1 Mile			3 Mile			5 Mile		
Household Average Income	\$174,491.76		157	\$236,775.23		213	\$188,389.97		169
Average Income Per Person	\$71,177.65		165	\$88,422.86		205	\$71,594.6		166
Household Median Income	\$108,966.67		137	\$155,294.1		195	\$120,764.28		152
<\$15K	369	(5.4%)	67	1,913	(4.1%)	51	9,627	(6.3%)	7
\$15K - \$25K	297	(4.4%)	68	1,409	(3%)	47	7,582	(5%)	7
\$25K - \$35K	272	(4%)	60	1,340	(2.9%)	43	6,239	(4.1%)	61
\$35K - \$50K	464	(6.8%)	66	2,548	(5.5%)	53	10,615	(6.9%)	67
\$50K - \$75K	901	(13.3%)	84	4,174	(8.9%)	57	16,079	(10.5%)	67
\$75K - \$100K	823	(12.1%)	95	3,977	(8.5%)	66	15,206	(9.9%)	7
\$100K - \$150K	1,216	(17.9%)	101	7,200	(15.4%)	87	25,266	(16.5%)	93
\$150K - \$175K	506	(7.5%)	119	3,695	(7.9%)	126	12,074	(7.9%)	126
\$175K - \$200K	599	(8.8%)	134	9,018	(19.3%)	294	21,148	(13.8%)	210
\$200K - \$250K	747	(11%)	211	6,387	(13.7%)	262	16,388	(10.7%)	205
\$250K - \$500K	322	(4.7%)	213	2,742	(5.9%)	263	7,033	(4.6%)	206
>\$500K	269	(4%)	213	2,284	(4.9%)	262	5,862	(3.8%)	205

Disposable Households Income

Calculated using Weighted Centroid from Block Groups | DataSet: STI: Popstats



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URBAN EDGE

## Yonkers Gateway Center

2500 Central Park Ave, Yonkers, NY 10710

Benchmark: Nationwide

	1 Mile			3 Mile			5 Mile		
Household Average Disposable Income	\$103,124.89		125	\$121,080.84		147	\$105,751.3		128
Household Median Disposable Income	\$88,815.61		129	\$121,239.32		177	\$97,028.79		141
<\$15K	393	(5.8%)	66	2,008	(4.3%)	49	10,340	(6.8%)	7
\$15K - \$25K	366	(5.4%)	71	1,690	(3.6%)	48	8,700	(5.7%)	75
\$25K - \$35K	329	(4.8%)	62	1,702	(3.6%)	46	7,651	(5%)	63
\$35K - \$50K	577	(8.5%)	70	3,187	(6.8%)	56	13,027	(8.5%)	70
\$50K - \$75K	1,175	(17.3%)	98	5,358	(11.5%)	65	20,164	(13.2%)	74
\$75K - \$100K	1,011	(14.9%)	104	5,187	(11.1%)	74	18,580	(12.1%)	85
\$100K - \$150K	1,544	(22.8%)	127	12,307	(26.4%)	147	36,492	(23.8%)	133
\$150K - \$175K	433	(6.4%)	105	7,084	(15.2%)	249	17,230	(11.3%)	185
\$175K - \$200K	236	(3.5%)	158	2,002	(4.3%)	195	5,129	(3.3%)	152
\$200K - \$250K	291	(4.3%)	201	2,482	(5.3%)	249	6,365	(4.2%)	194
\$250K - \$500K	396	(5.8%)	199	3,388	(7.3%)	248	8,684	(5.7%)	194
>\$500K	34	(0.5%)	195	292	(0.6%)	243	757	(<0.5%)	192

### Discretionary Households Income

Household Average Discretionary Income	\$79,952.02		130	\$97,381.06		159	\$80,486.59		131
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Yonkers Gateway Center

2500 Central Park Ave, Yonkers, NY 10710

Benchmark: Nationwide

	1 Mile			3 Mile			5 Mile		
Household Median Discretionary Income	\$66,630.11		131	\$99,975.58		196	\$73,068.33		143
<\$10K	372	(5.5%)	59	1,737	(3.7%)	40	11,743	(7.7%)	83
\$10K - \$20K	445	(6.6%)	62	2,072	(4.4%)	42	11,825	(7.7%)	73
\$20K - \$30K	465	(6.9%)	65	2,535	(5.4%)	51	10,691	(7%)	66
\$30K - \$40K	676	(10%)	100	2,697	(5.8%)	58	11,026	(7.2%)	72
\$40K - \$50K	552	(8.1%)	92	2,356	(5%)	57	9,942	(6.5%)	73
\$50K - \$75K	1,221	(18%)	103	6,264	(13.4%)	7	22,887	(14.9%)	86
\$75K - \$100K	770	(11.3%)	97	5,688	(12.2%)	104	18,247	(11.9%)	102
\$100K - \$125K	658	(9.7%)	120	6,314	(13.5%)	167	18,238	(11.9%)	147
\$125K - \$150K	693	(10.2%)	154	8,928	(19.1%)	288	21,195	(13.8%)	208
>\$150K	933	(13.8%)	233	8,096	(17.3%)	293	17,325	(11.3%)	191

Households Income by Ethnicity

Average Income - White	\$111,684.15		117	\$134,301.04		141	\$127,333.27		133
Median Income - White	\$108,647.2		125	\$157,848.21		182	\$149,581.85		172
Average Income - Black	\$97,629.47		141	\$103,670		150	\$94,365.91		137
Median Income - Black	\$102,349.53		185	\$103,350.39		187	\$86,794.79		157

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## Yonkers Gateway Center

2500 Central Park Ave, Yonkers, NY 10710

Benchmark: Nationwide

	1 Mile	3 Mile	5 Mile
Average Income - Asian	\$126,780.53112	\$140,100.88124	\$137,582.75122
Median Income - Asian	\$120,514.45105	\$167,370.32146	\$163,143.44143
Average Income - Hispanic	\$112,315.56139	\$117,112.83145	\$99,842.24123
Median Income - Hispanic	\$102,083.25147	\$119,757.27172	\$94,096.2135
Average Income - Other	\$115,722.86129	\$129,371.43145	\$112,639.89126
Median Income - Other	\$113,124.48142	\$151,420.77190	\$116,637.93147

## Age

Average Age	45.23110	43.6106	42.24103
Median Age	46.68116	45.64114	42.31105
0-4	754 (4.5%)83	5,308 (4.2%)74	19,751 (4.9%)90
5-13	1,576 (9.3%)90	12,816 (10.2%)99	41,145 (10.1%)98
14-17	746 (4.4%)83	7,003 (5.6%)105	21,439 (5.3%)99
18-21	747 (4.4%)84	6,793 (5.4%)98	21,466 (5.3%)96
22-24	552 (3.3%)74	4,800 (3.8%)92	15,700 (3.9%)93
25-29	790 (4.7%)74	6,268 (5%)84	22,418 (5.5%)93
30-34	824 (4.9%)75	5,307 (4.2%)65	22,606 (5.6%)85

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URBAN EDGE

## Yonkers Gateway Center

2500 Central Park Ave, Yonkers, NY 10710

Benchmark: Nationwide

	1 Mile			3 Mile			5 Mile		
35-39	981	(5.8%)	88	5,866	(4.7%)	71	24,012	(5.9%)	89
40-44	1,021	(6%)	94	7,431	(5.9%)	92	25,877	(6.4%)	99
45-49	1,103	(6.5%)	109	8,765	(7%)	116	27,157	(6.7%)	111
50-54	1,123	(6.6%)	111	9,049	(7.2%)	120	27,268	(6.7%)	112
55-59	1,242	(7.3%)	120	9,599	(7.6%)	124	28,512	(7%)	114
60-64	1,219	(7.2%)	112	9,004	(7.1%)	111	27,323	(6.7%)	105
65-69	1,211	(7.2%)	118	8,179	(6.5%)	107	25,066	(6.2%)	102
70-74	956	(5.7%)	113	6,728	(5.3%)	106	20,008	(4.9%)	98
75-79	800	(4.7%)	123	5,433	(4.3%)	112	15,844	(3.9%)	101
80-84	619	(3.7%)	153	3,735	(3%)	124	10,717	(2.6%)	110
85+	643	(3.8%)	188	3,913	(3.1%)	153	10,655	(2.6%)	129

### Age - Male

Male Average Age	43.09		108	41.91		105	40.6		102
Male Median Age	43.64		115	42.94		113	40.59		107
0-4	386	(4.9%)	86	2,724	(4.5%)	8	10,124	(5.2%)	93
5-13	818	(10.3%)	96	6,610	(11%)	102	21,053	(10.9%)	102

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**Yonkers Gateway Center**  
2500 Central Park Ave, Yonkers, NY 10710

Benchmark: Nationwide

	1 Mile			3 Mile			5 Mile		
14-17	389	(4.9%)	89	3,646	(6.1%)	110	10,960	(5.7%)	103
18-21	396	(5%)	87	3,555	(5.9%)	103	10,952	(5.7%)	99
22-24	297	(3.7%)	86	2,530	(4.2%)	97	8,022	(4.2%)	95
25-29	401	(5.1%)	85	3,146	(5.2%)	85	11,283	(5.8%)	95
30-34	403	(5.1%)	74	2,602	(4.3%)	65	10,949	(5.7%)	85
35-39	454	(5.7%)	86	2,750	(4.6%)	68	11,385	(5.9%)	88
40-44	461	(5.8%)	90	3,389	(5.6%)	87	11,955	(6.2%)	96
45-49	513	(6.5%)	108	4,110	(6.8%)	114	12,652	(6.6%)	109
50-54	524	(6.6%)	111	4,285	(7.1%)	120	12,821	(6.6%)	111
55-59	582	(7.3%)	120	4,554	(7.6%)	124	13,375	(6.9%)	114
60-64	564	(7.1%)	113	4,257	(7.1%)	112	12,755	(6.6%)	105
65-69	551	(7%)	119	3,762	(6.3%)	108	11,447	(5.9%)	102
70-74	417	(5.3%)	111	2,989	(5%)	105	8,837	(4.6%)	97
75-79	333	(4.2%)	119	2,392	(4%)	113	6,716	(3.5%)	99
80-84	232	(2.9%)	141	1,504	(2.5%)	120	4,216	(2.2%)	105
85+	205	(2.6%)	176	1,308	(2.2%)	148	3,465	(1.8%)	122

**Age - Female**

Female Average Age	47.12		112	45.15		107	43.71		104
Female Median Age	48.42		117	46.98		114	43.79		106
0-4	368	(4.1%)	9	2,584	(3.9%)	77	9,627	(4.5%)	87
5-13	758	(8.4%)	85	6,206	(9.4%)	95	20,092	(9.4%)	95
14-17	357	(4%)	7	3,357	(5.1%)	100	10,479	(4.9%)	96
18-21	351	(3.9%)	74	3,238	(4.9%)	93	10,514	(4.9%)	93
22-24	255	(2.8%)	72	2,270	(3.4%)	87	7,678	(3.6%)	91
25-29	389	(4.3%)	77	3,122	(4.7%)	83	11,135	(5.2%)	91
30-34	421	(4.7%)	72	2,705	(4.1%)	64	11,657	(5.4%)	85
35-39	527	(5.9%)	90	3,116	(4.7%)	72	12,627	(5.9%)	91
40-44	560	(6.2%)	98	4,042	(6.1%)	97	13,922	(6.5%)	102
45-49	590	(6.6%)	110	4,655	(7.1%)	118	14,505	(6.8%)	113
50-54	599	(6.7%)	112	4,764	(7.2%)	121	14,447	(6.8%)	113
55-59	660	(7.3%)	119	5,045	(7.7%)	124	15,137	(7.1%)	115
60-64	655	(7.3%)	112	4,747	(7.2%)	110	14,568	(6.8%)	104
65-69	660	(7.3%)	117	4,417	(6.7%)	106	13,619	(6.4%)	101
70-74	539	(6%)	113	3,739	(5.7%)	107	11,171	(5.2%)	99
75-79	467	(5.2%)	123	3,041	(4.6%)	111	9,128	(4.3%)	103
80-84	387	(4.3%)	159	2,231	(3.4%)	125	6,501	(3%)	112
85+	438	(4.9%)	191	2,605	(4%)	155	7,190	(3.4%)	111

Calculated using Weighted Centroid from Block Groups | DataSet: STI: Popstats



Yonkers Gateway Center

2500 Central Park Ave, Yonkers, NY 10710

Benchmark: Nationwide



Employment by Occupation

Total Employees (16+ Years Old)	8,783			66,241			213,510		
Professional Specialty	3,108	(35.4%)	<div><div>143</div></div>	24,499	(37%)	<div><div>150</div></div>	69,507	(32.6%)	<div><div>132</div></div>
Managerial/Executive	1,868	(21.3%)	<div><div>123</div></div>	17,827	(26.9%)	<div><div>155</div></div>	46,424	(21.7%)	<div><div>125</div></div>
Sales	993	(11.3%)	<div><div>121</div></div>	6,333	(9.6%)	<div><div>102</div></div>	19,074	(8.9%)	<div><div>96</div></div>
Office Admin	828	(9.4%)	<div><div>89</div></div>	5,970	(9%)	<div><div>85</div></div>	19,421	(9.1%)	<div><div>86</div></div>
Production & Transportation	501	(5.7%)	<div><div>44</div></div>	2,837	(4.3%)	<div><div>33</div></div>	13,000	(6.1%)	<div><div>47</div></div>
Healthcare support	318	(3.6%)	<div><div>110</div></div>	1,164	(1.8%)	<div><div>53</div></div>	7,864	(3.7%)	<div><div>112</div></div>
Food Preparation & Serving	313	(3.6%)	<div><div>70</div></div>	1,371	(2.1%)	<div><div>41</div></div>	6,646	(3.1%)	<div><div>61</div></div>
Protective	306	(3.5%)	<div><div>161</div></div>	1,588	(2.4%)	<div><div>111</div></div>	6,192	(2.9%)	<div><div>134</div></div>
Construction	252	(2.9%)	<div><div>36</div></div>	2,124	(3.2%)	<div><div>40</div></div>	12,821	(6%)	<div><div>75</div></div>
Personal Care	160	(1.8%)	<div><div>73</div></div>	1,541	(2.3%)	<div><div>93</div></div>	5,505	(2.6%)	<div><div>103</div></div>
Building Maintenance & Cleaning	127	(1.4%)	<div><div>43</div></div>	935	(1.4%)	<div><div>42</div></div>	6,735	(3.2%)	<div><div>93</div></div>
Farming, Fishing & Forestry	9	(<0.5%)	<div><div>18</div></div>	52	(<0.5%)	<div><div>14</div></div>	321	(<0.5%)	<div><div>26</div></div>

Employment by Industry

Total Employees (16+ Years Old)	8,783			66,241			213,510		
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Yonkers Gateway Center

2500 Central Park Ave, Yonkers, NY 10710

Benchmark: Nationwide

	1 Mile			3 Mile			5 Mile		
Educational Services	3,300	(37.6%)	160	20,012	(30.2%)	129	66,496	(31.1%)	133
Financial, Insurance & Real Estate	1,298	(14.8%)	220	9,169	(13.8%)	206	23,116	(10.8%)	161
Wholesale Retail	990	(11.3%)	86	6,717	(10.1%)	77	21,708	(10.2%)	77
Professional Services	673	(7.7%)	95	9,165	(13.8%)	172	23,687	(11.1%)	138
Entertainment Services	593	(6.8%)	77	4,022	(6.1%)	70	14,800	(6.9%)	87
Public Administration	391	(4.5%)	93	3,428	(5.2%)	108	8,950	(4.2%)	88
Transportation	361	(4.1%)	70	1,849	(2.8%)	48	8,915	(4.2%)	71
Other Professional Services	348	(4%)	84	2,813	(4.2%)	90	10,424	(4.9%)	104
Manufacturing	263	(3%)	30	2,175	(3.3%)	33	7,448	(3.5%)	35
Administrative/Waste Services	229	(2.6%)	62	1,730	(2.6%)	63	7,501	(3.5%)	84
Agriculture/Mining/Construction	203	(2.3%)	27	2,639	(4%)	47	12,930	(6.1%)	71
Information	124	(1.4%)	76	2,172	(3.3%)	176	6,640	(3.1%)	167
Management Services	10	(<0.5%)	90	350	(0.5%)	418	895	(<0.5%)	332

Calculated using Weighted Centroid from Block Groups | DataSet: STI: Popstats



# Audience Profile

Jan 1 - Dec 31, 2024

URBAN EDGE

## Yonkers Gateway Center

2500 Central Park Ave, Yonkers, NY 10710

Benchmark: Nationwide

	1 Mile			3 Mile			5 Mile		
Language Spoken									
Speak English at Home	10,462	(64.8%)	<div><div>84</div></div>	85,595	(70.9%)	<div><div>92</div></div>	247,243	(63.9%)	<div><div>8</div></div>
Speak Other Language at Home	3,857	(23.9%)	<div><div>282</div></div>	23,709	(19.6%)	<div><div>232</div></div>	62,232	(16.1%)	<div><div>190</div></div>
Speak Spanish at Home	1,834	(11.4%)	<div><div>8</div></div>	11,385	(9.4%)	<div><div>67</div></div>	77,738	(20.1%)	<div><div>142</div></div>
Ancestry									
Other	4,066	(24%)	<div><div>114</div></div>	25,001	(19.8%)	<div><div>94</div></div>	99,895	(24.5%)	<div><div>116</div></div>
Italian	1,674	(9.9%)	<div><div>333</div></div>	16,271	(12.9%)	<div><div>434</div></div>	37,164	(9.1%)	<div><div>307</div></div>
South Central Asian (e.g. Indian)	1,366	(8.1%)	<div><div>517</div></div>	5,931	(4.7%)	<div><div>301</div></div>	12,419	(3.1%)	<div><div>195</div></div>
Unclassified	1,325	(7.8%)	<div><div>48</div></div>	12,321	(9.8%)	<div><div>60</div></div>	39,511	(9.7%)	<div><div>60</div></div>
Dominican	1,119	(6.6%)	<div><div>1038</div></div>	4,281	(3.4%)	<div><div>533</div></div>	22,301	(5.5%)	<div><div>859</div></div>
Other European (e.g. Greek/Russian)	1,067	(6.3%)	<div><div>199</div></div>	9,976	(7.9%)	<div><div>250</div></div>	22,900	(5.6%)	<div><div>178</div></div>
Scottish/Irish	1,001	(5.9%)	<div><div>89</div></div>	10,244	(8.1%)	<div><div>122</div></div>	24,024	(5.9%)	<div><div>89</div></div>
Puerto Rican	974	(5.8%)	<div><div>205</div></div>	5,265	(4.2%)	<div><div>148</div></div>	24,167	(5.9%)	<div><div>211</div></div>
American	515	(3%)	<div><div>64</div></div>	4,925	(3.9%)	<div><div>8</div></div>	12,206	(3%)	<div><div>63</div></div>
South East Asian (e.g. Vietnamese)	510	(3%)	<div><div>171</div></div>	2,013	(1.6%)	<div><div>91</div></div>	5,502	(1.4%)	<div><div>7</div></div>
German	449	(2.7%)	<div><div>34</div></div>	4,496	(3.6%)	<div><div>46</div></div>	10,968	(2.7%)	<div><div>35</div></div>

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# Audience Profile

Jan 1 - Dec 31, 2024

URBAN EDGE

## Yonkers Gateway Center

2500 Central Park Ave, Yonkers, NY 10710

Benchmark: Nationwide

	1 Mile			3 Mile			5 Mile		
Chinese	409	(2.4%)	<div><div>194</div></div>	3,485	(2.8%)	<div><div>222</div></div>	6,645	(1.6%)	<div><div>131</div></div>
Japanese	393	(2.3%)	<div><div>969</div></div>	2,137	(1.7%)	<div><div>707</div></div>	2,984	(0.7%)	<div><div>306</div></div>
South American	324	(1.9%)	<div><div>154</div></div>	4,335	(3.4%)	<div><div>276</div></div>	20,164	(5%)	<div><div>397</div></div>
British	323	(1.9%)	<div><div>36</div></div>	2,925	(2.3%)	<div><div>44</div></div>	7,736	(1.9%)	<div><div>36</div></div>
Polish	295	(1.7%)	<div><div>114</div></div>	2,782	(2.2%)	<div><div>144</div></div>	6,711	(1.6%)	<div><div>108</div></div>
Korean	240	(1.4%)	<div><div>274</div></div>	2,099	(1.7%)	<div><div>322</div></div>	3,740	(0.9%)	<div><div>177</div></div>
Other Hispanic	232	(1.4%)	<div><div>96</div></div>	1,662	(1.3%)	<div><div>92</div></div>	8,236	(2%)	<div><div>141</div></div>
Central American	142	(0.8%)	<div><div>50</div></div>	816	(0.6%)	<div><div>39</div></div>	9,471	(2.3%)	<div><div>140</div></div>
Middle Eastern	139	(0.8%)	<div><div>132</div></div>	1,129	(0.9%)	<div><div>144</div></div>	3,334	(0.8%)	<div><div>132</div></div>
Scandinavian	86	(0.5%)	<div><div>27</div></div>	673	(0.5%)	<div><div>28</div></div>	1,720	(<0.5%)	<div><div>22</div></div>
French	75	(<0.5%)	<div><div>36</div></div>	664	(0.5%)	<div><div>43</div></div>	1,864	(<0.5%)	<div><div>37</div></div>
Cuban	53	(<0.5%)	<div><div>43</div></div>	469	(<0.5%)	<div><div>51</div></div>	2,444	(0.6%)	<div><div>83</div></div>
Other Asian	33	(<0.5%)	<div><div>46</div></div>	490	(<0.5%)	<div><div>91</div></div>	1,250	(<0.5%)	<div><div>72</div></div>
Mexican	32	(<0.5%)	<div><div>2</div></div>	1,246	(1%)	<div><div>9</div></div>	18,516	(4.5%)	<div><div>41</div></div>
Dutch	27	(<0.5%)	<div><div>26</div></div>	246	(<0.5%)	<div><div>32</div></div>	563	(<0.5%)	<div><div>23</div></div>
Native American (Indian/Eskimo)	23	(<0.5%)	<div><div>21</div></div>	82	(<0.5%)	<div><div>10</div></div>	444	(<0.5%)	<div><div>17</div></div>

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# Audience Profile

Jan 1 - Dec 31, 2024

URBAN EDGE

## Yonkers Gateway Center

2500 Central Park Ave, Yonkers, NY 10710

Benchmark: Nationwide

	1 Mile				3 Mile				5 Mile			
Hawaiian/Pacific Islander	15	(<0.5%)	50		33	(<0.5%)	15		85	(<0.5%)	12	
Education (Age 25+)												
Total Educated Population	12,532				89,277				287,463			
Elementary (0 to 8 Years)	284	(2.3%)	47		2,172	(2.4%)	51		15,029	(5.2%)	110	
Some High School (9 to 11 Years)	390	(3.1%)	53		2,612	(2.9%)	50		14,558	(5.1%)	86	
High School Graduate (12 Years)	2,092	(16.7%)	64		12,110	(13.6%)	52		50,574	(17.6%)	67	
Some College (13 to 16 Years)	1,388	(11.1%)	57		9,071	(10.2%)	53		35,566	(12.4%)	64	
Associates Degree Only	1,177	(9.4%)	107		4,925	(5.5%)	63		17,801	(6.2%)	70	
Bachelor's Degree Only	3,748	(29.9%)	140		27,286	(30.6%)	143		74,224	(25.8%)	121	
Graduate Degree	3,453	(27.6%)	200		31,101	(34.8%)	253		79,711	(27.7%)	202	

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# Audience Profile

Jan 1 - Dec 31, 2024

URBAN EDGE

## Yonkers Gateway Center

2500 Central Park Ave, Yonkers, NY 10710

Benchmark: Nationwide



### Household Type

Households	6,785			46,687			153,119		
One Person Households	2,101	(31%)	<div><div>113</div></div>	11,647	(24.9%)	<div><div>91</div></div>	43,663	(28.5%)	<div><div>104</div></div>
Married Couple	3,600	(53.1%)	<div><div>111</div></div>	28,414	(60.9%)	<div><div>127</div></div>	76,924	(50.2%)	<div><div>105</div></div>
Male Householder	236	(3.5%)	<div><div>68</div></div>	1,630	(3.5%)	<div><div>69</div></div>	6,409	(4.2%)	<div><div>8</div></div>
Female Householder	642	(9.5%)	<div><div>76</div></div>	3,509	(7.5%)	<div><div>60</div></div>	19,661	(12.8%)	<div><div>103</div></div>
Non Family Households	206	(3%)	<div><div>43</div></div>	1,487	(3.2%)	<div><div>45</div></div>	6,462	(4.2%)	<div><div>60</div></div>

### Household Size

Households	6,785			46,687			153,119		
1 Person Household	2,101	(31%)	<div><div>113</div></div>	11,647	(24.9%)	<div><div>91</div></div>	43,663	(28.5%)	<div><div>104</div></div>
2 Person Household	1,994	(29.4%)	<div><div>89</div></div>	13,288	(28.5%)	<div><div>86</div></div>	43,123	(28.2%)	<div><div>86</div></div>
3 Person Household	1,043	(15.4%)	<div><div>98</div></div>	7,725	(16.5%)	<div><div>106</div></div>	25,132	(16.4%)	<div><div>105</div></div>
4 Person Household	998	(14.7%)	<div><div>112</div></div>	8,752	(18.7%)	<div><div>143</div></div>	23,995	(15.7%)	<div><div>120</div></div>
5 Person Household	424	(6.2%)	<div><div>99</div></div>	3,659	(7.8%)	<div><div>124</div></div>	11,000	(7.2%)	<div><div>114</div></div>
6 Person Household	149	(2.2%)	<div><div>8</div></div>	1,070	(2.3%)	<div><div>84</div></div>	3,889	(2.5%)	<div><div>93</div></div>
7+ Person Household	76	(1.1%)	<div><div>62</div></div>	546	(1.2%)	<div><div>64</div></div>	2,317	(1.5%)	<div><div>83</div></div>

Calculated using Weighted Centroid from Block Groups | DataSet: STI: Popstats





Yonkers Gateway Center

2500 Central Park Ave, Yonkers, NY 10710

Benchmark: Nationwide



Housing Units

Total Housing Units	7,093	48,867	161,581
Owner Occupied Housing	4,280	35,176	94,424
Renter Occupied Housing	2,505	11,511	58,695
Vacant Housing	308	2,180	8,462

Housing Rent

Average Rent	\$2,190.5	\$2,332.45	\$2,016.74
Median Rent	\$2,106.3	\$2,251.44	\$1,942.25
Total Cash Rents Housing	2,435	11,013	56,319
<\$300	44 (1.8%)	144 (1.3%)	1,721 (3.1%)
\$300-\$500	26 (1.1%)	197 (1.8%)	1,716 (3%)
\$500-\$750	38 (1.6%)	248 (2.3%)	2,068 (3.7%)
\$750-\$1000	71 (2.9%)	419 (3.8%)	2,760 (4.9%)
\$1000-\$1500	268 (11%)	1,252 (11.4%)	8,297 (14.7%)
\$1500-\$2000	644 (26.4%)	2,201 (20%)	13,112 (23.3%)
\$2000-\$2500	595 (24.4%)	2,079 (18.9%)	11,109 (19.7%)

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URBAN EDGE

2500 Central Park Ave, Yonkers, NY 10710

Benchmark: Nationwide

Value of Owner-Occupied Housing Units										
Average House Value	\$959,009.18		184	\$1.1M		210	\$973,173.53		186	
Median House Value	\$719,887.97		189	\$972,523.21		256	\$839,900.34		221	
Owner Occupied Housing	4,280			35,176			94,424			
<\$100K	38	(0.9%)	10	611	(1.7%)	20	1,863	(2%)	23	
\$100K - \$200K	176	(4.1%)	30	1,030	(2.9%)	22	4,473	(4.7%)	35	
\$200K - \$300K	464	(10.8%)	67	1,850	(5.3%)	32	6,538	(6.9%)	43	
\$300K - \$400K	510	(11.9%)	82	1,910	(5.4%)	37	6,128	(6.5%)	45	
\$400K - \$500K	324	(7.6%)	66	1,584	(4.5%)	39	5,198	(5.5%)	48	
\$500K - \$1000K	1,344	(31.4%)	127	11,313	(32.2%)	130	34,641	(36.7%)	148	
>\$1000K	1,424	(33.3%)	305	16,878	(48%)	439	35,583	(37.7%)	345	

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Yonkers Gateway Center

2500 Central Park Ave, Yonkers, NY 10710

Benchmark: Nationwide



Poverty

Households in Poverty	475	(7%)	<div><div>55</div></div>	2,710	(5.8%)	<div><div>46</div></div>	15,374	(10%)	<div><div>7</div></div>
Households Above Poverty	6,310	(93%)	<div><div>106</div></div>	43,977	(94.2%)	<div><div>108</div></div>	137,745	(90%)	<div><div>103</div></div>
Households in Poverty (Married)	99	(1.5%)	<div><div>67</div></div>	501	(1.1%)	<div><div>49</div></div>	2,457	(1.6%)	<div><div>74</div></div>
Households in Poverty (Male Householder)	6	(<0.5%)	<div><div>14</div></div>	215	(<0.5%)	<div><div>72</div></div>	670	(<0.5%)	<div><div>69</div></div>
Households in Poverty (Female Householder)	91	(1.3%)	<div><div>45</div></div>	335	(0.7%)	<div><div>24</div></div>	3,976	(2.6%)	<div><div>88</div></div>
Households in Poverty (Non-Family)	257	(3.8%)	<div><div>60</div></div>	1,561	(3.3%)	<div><div>53</div></div>	7,665	(5%)	<div><div>8</div></div>
Households in Poverty (Non-Family Student)	22	(<0.5%)	<div><div>52</div></div>	98	(<0.5%)	<div><div>34</div></div>	606	(<0.5%)	<div><div>64</div></div>

Wealth per Household

Household Average Wealth	\$273,414.89	<div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><di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Calculated using Weighted Centroid from Block Groups | DataSet: STI: Popstats



# Audience Profile

Jan 1 - Dec 31, 2024

## Yonkers Gateway Center

2500 Central Park Ave, Yonkers, NY 10710

Benchmark: Nationwide

	1 Mile			3 Mile			5 Mile		
\$50K - \$100K	676	(10%)	98	4,642	(9.9%)	97	15,119	(9.9%)	97
\$100K - \$250K	1,259	(18.6%)	103	8,881	(19%)	105	27,865	(18.2%)	101
\$250K - \$500K	977	(14.4%)	109	7,058	(15.1%)	115	21,396	(14%)	106
>\$500K	1,191	(17.6%)	118	8,930	(19.1%)	129	26,107	(17.1%)	115

## Vehicles per Household

Total Number of Vehicles	10,105			77,962			224,405		
Average Number of Vehicles	1.49		8	1.67		91	1.47		8
No Vehicles	776	(11.4%)	138	3,510	(7.5%)	91	23,787	(15.5%)	188
1 Vehicle	2,988	(44%)	134	17,696	(37.9%)	116	60,424	(39.5%)	120
2 Vehicles	2,174	(32%)	87	18,368	(39.3%)	107	49,611	(32.4%)	88
3 or more Vehicles	847	(12.5%)	57	7,113	(15.2%)	69	19,297	(12.6%)	57

## Population Change

Births	133			1,013			3,701		
Deaths	178			1,167			3,357		
Migration	61			514			2,179		

Calculated using Weighted Centroid from Block Groups | DataSet: STI: Popstats



Yonkers Gateway Center

2500 Central Park Ave, Yonkers, NY 10710

Benchmark: Nationwide



Workplace

Total Businesses	452	4,388	13,930
Total Employees	3,401	34,538	135,984

Calculated using Weighted Centroid from Block Groups | DataSet: STI: Popstats