Community Profile

Beach Shopping Center 2
1831 Main St, Peekskill, New York, 10566
Rings: 1, 3, 5 mile radii

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Population Summary	1 mile	3 miles	5 miles
2010 Total Population	12,157	50,293	81,773
2020 Total Population	13,031	52,527	84,533
2020 Group Quarters	176	790	2,127
2026 Total Population	12,871	52,061	83,775
2026 Group Quarters	187	840	2,246
2031 Total Population	12,837	52,004	83,414
2026-2031 Annual Rate	-0.05%	-0.02%	-0.09%
2026 Total Daytime Population	10,681	43,651	70,259
Workers	4,326	18,865	29,948
Residents	6,355	24,786	40,311

Household Summary			
2010 Total Households	4,855	18,229	29,613
2010 Average Household Size	2.47	2.72	2.69
2020 Total Households	5,251	19,136	30,776
2020 Average Household Size	2.45	2.70	2.68
2026 Total Households	5,282	19,469	31,159
2026 Average Household Size	2.40	2.63	2.62
2031 Total Households	5,311	19,674	31,398
2031 Average Household Size	2.38	2.60	2.59
2026-2031 Annual Rate	0.11%	0.21%	0.15%
2026 Families	3,258	12,973	21,132
2026 Average Family Size	3.08	3.19	3.18
2031 Families	3,266	13,047	21,193
2031 Average Family Size	3.06	3.17	3.15
2026-2031 Growth Rate	0.05%	0.11%	0.06%

Median Household Income			
2026	$121,166	$118,945	$127,832
2031	$136,672	$133,960	$145,701

Source: Esri forecasts for 2026 and 2031. U.S. Census 2010 and 2020 Census data converted by Esri into 2020 geography. Consumer Spending data are derived from the 2024 and 2023 Consumer Expenditure Surveys, Bureau of Labor Statistics.

Per Capita Income	1 mile	3 miles	5 miles
2026	$68,547	$64,084	$69,307
2031	$77,563	$72,369	$78,088

2026 Households by Income			
Household Income Base	5,284	19,469	31,160
<$10,000	2.8%	4.3%	3.9%
$10,000-14,999	0.9%	1.8%	1.7%
$15,000-19,999	2.5%	2.4%	2.0%
$20,000-24,999	1.6%	1.4%	1.3%
$25,000-29,999	3.3%	1.9%	1.6%
$30,000-34,999	2.4%	2.0%	1.9%
$35,000-39,999	1.9%	1.1%	1.3%
$40,000-44,999	2.4%	2.3%	2.3%
$45,000-49,999	1.4%	1.9%	1.6%
$50,000-59,999	5.4%	4.3%	4.2%
$60,000-74,999	6.3%	6.8%	6.6%
$75000-99999	9.7%	12.1%	11.1%
$100,000-124,999	10.8%	9.9%	9.2%
$125,000-149,999	9.2%	8.7%	8.0%
$150000-199999	12.2%	13.0%	12.0%
$200,000-249,999	7.0%	6.6%	7.6%
$250,000-299,999	6.5%	5.9%	6.7%
$300,000-399,999	5.0%	4.9%	6.0%
$400,000-499,999	3.0%	3.1%	3.6%
$500,000+	5.7%	5.9%	7.1%
Average Household Income	$169,955	$170,403	$185,528

2026 Affordability, Mortgage and Wealth			
Housing Affordability Index	97	85	83
Percent of Income for Mortgage	21.4%	24.2%	24.7%
Wealth Index	173	160	179

Median Home Value			
2026	$440,530	$488,875	$536,354
2031	$604,803	$597,390	$625,685

Source: Esri forecasts for 2026 and 2031. U.S. Census 2010 and 2020 Census data converted by Esri into 2020 geography. Consumer Spending data are derived from the 2024 and 2023 Consumer Expenditure Surveys, Bureau of Labor Statistics.

2026 Home Value	1 mile	3 miles	5 miles
Total Owner Occupied Housing Units	3,768	12,954	21,869
<$50,000	0.5%	1.4%	1.1%
$50,000 - $99,999	1.3%	0.9%	0.8%
$100,000 - $149,999	4.5%	2.2%	2.0%
$150,000 - $199,999	3.1%	1.7%	1.5%
$200,000 - $249,999	6.0%	3.7%	3.1%
$250,000 - $299,999	9.4%	7.2%	5.5%
$300,000 - $399,999	19.5%	16.8%	13.5%
$400,000 - $499,999	14.0%	18.0%	17.2%
$500,000 - $749,999	29.0%	34.1%	37.4%
$750,000 - $999,999	9.6%	10.2%	12.5%
$1,000,000 - $1,499,999	1.8%	2.3%	3.3%
$1,500,000 - $1,999,999	0.2%	0.4%	0.9%
$2,000,000 +	1.1%	1.1%	1.5%
Average Home Value	$498,516	$536,433	$584,136

Housing Unit Summary			
2010 Total Housing Units	5,092	19,489	31,652
Owner Occupied Housing Units	76.0%	69.2%	72.1%
Renter Occupied Housing Units	24.0%	30.8%	27.9%
Vacant Housing Units	4.7%	6.5%	6.4%
2020 Housing Units	5,460	20,422	32,815
Owner Occupied Housing Units	71.4%	66.8%	70.4%
Renter Occupied Housing Units	28.6%	33.2%	29.6%
Vacant Housing Units	4.3%	6.4%	6.2%
2026 Housing Units	5,469	20,682	33,086
Owner Occupied Housing Units	71.4%	66.5%	70.2%
Renter Occupied Housing Units	28.6%	33.5%	29.8%
Vacant Housing Units	3.4%	5.9%	5.8%
2031 Total Housing Units	5,540	21,038	33,563
Owner Occupied Housing Units	71.6%	66.7%	70.5%
Renter Occupied Housing Units	28.4%	33.3%	29.5%
Vacant Housing Units	4.1%	6.5%	6.5%

Source: Esri forecasts for 2026 and 2031. U.S. Census 2010 and 2020 Census data converted by Esri into 2020 geography. Consumer Spending data are derived from the 2024 and 2023 Consumer Expenditure Surveys, Bureau of Labor Statistics.

2026 Population by Sex	1 mile	3 miles	5 miles
Males	6,281	25,798	41,734
Females	6,590	26,263	42,041

Median Age			
2010	41.0	39.6	41.3
2020	43.8	41.5	43.2
2026	44.7	42.5	44.0
2031	45.6	43.5	44.8

2026 Population by Age			
Total	12,870	52,062	83,775
0 - 4	4.4%	4.8%	4.6%
5 - 9	4.9%	5.4%	5.3%
10 - 14	5.3%	5.7%	5.8%
15 - 24	10.4%	11.5%	10.8%
25 - 34	12.7%	12.8%	12.3%
35 - 44	12.6%	13.0%	12.6%
45 - 54	12.1%	12.4%	12.3%
55 - 64	13.9%	14.1%	14.6%
65 - 74	12.4%	11.6%	12.2%
75 - 84	7.8%	6.1%	6.7%
85 +	2.5%	2.1%	2.6%
18 +	82.2%	80.5%	80.8%

2026 Population 15+ by Marital Status			
Total	10,991	43,774	70,656
Never Married	33.6%	37.3%	35.3%
Married	50.9%	48.3%	49.3%
Widowed	3.6%	4.7%	6.1%
Divorced	11.9%	9.8%	9.3%

Source: Esri forecasts for 2026 and 2031. U.S. Census 2010 and 2020 Census data converted by Esri into 2020 geography. Consumer Spending data are derived from the 2024 and 2023 Consumer Expenditure Surveys, Bureau of Labor Statistics.

2026 Pop 25+ by Educational Attainment	1 mile	3 miles	5 miles
Total	9,649	37,788	61,598
Less than 9th Grade	4.3%	5.7%	4.4%
9th - 12th Grade, No Diploma	3.2%	4.0%	3.4%
High School Graduate	20.3%	19.2%	18.5%
GED/Alternative Credential	4.9%	3.6%	2.8%
Some College, No Degree	13.6%	13.4%	13.3%
Associate Degree	8.1%	7.7%	8.1%
Bachelor's Degree	22.7%	24.2%	26.5%
Graduate/Professional Degree	22.9%	22.2%	23.1%

2020 Population by Race/Ethnicity			
Total	13,031	52,527	84,533
White Alone	46.6%	51.9%	60.5%
Black Alone	19.0%	13.5%	10.3%
American Indian Alone	0.6%	0.7%	0.6%
Asian Alone	3.8%	3.7%	3.8%
Pacific Islander Alone	0.0%	0.0%	0.0%
Some Other Race Alone	17.6%	18.1%	13.8%
Two or More Races	17.6%	18.1%	13.8%
Hispanic Origin	32.8%	32.6%	26.7%
Diversity Index	83.2	81.2	75.1

2026 Population by Race/Ethnicity			
Total	12,872	52,061	83,775
White Alone	45.1%	50.2%	58.8%
Black Alone	19.2%	13.8%	10.5%
American Indian Alone	0.7%	0.7%	0.6%
Asian Alone	4.0%	3.9%	4.0%
Pacific Islander Alone	0.0%	0.0%	0.0%
Some Other Race Alone	18.2%	18.8%	14.3%
Two or More Races	12.8%	12.6%	11.7%
Hispanic Origin	34.0%	33.8%	27.9%
Diversity Index	83.9	82.1	76.5

Source: Esri forecasts for 2026 and 2031. U.S. Census 2010 and 2020 Census data converted by Esri into 2020 geography. Consumer Spending data are derived from the 2024 and 2023 Consumer Expenditure Surveys, Bureau of Labor Statistics.

2026 Employed Pop 16+ by Occupation	1 mile	3 miles	5 miles
Total	6,887	29,134	46,451
White Collar	69.3%	66.5%	69.9%
Management/Business/Financial	16.4%	17.6%	19.8%
Professional	34.1%	31.4%	32.5%
Sales	5.9%	8.5%	8.5%
Administrative Support	12.9%	9.0%	9.1%
Services	15.6%	18.2%	16.7%

2026 Employed Pop 16+ by Occupation			
Total	6,887	29,134	46,451
Blue Collar	15.0%	15.3%	13.4%
Farming/Forestry/Fishing	0.0%	0.1%	0.1%
Construction/Extraction	8.1%	7.3%	5.6%
Installation/Maintenance/Repair	2.1%	2.7%	2.6%
Production	0.3%	0.9%	1.0%
Transportation/Material Moving	4.5%	4.3%	4.2%
White Collar	69.3%	66.5%	69.9%
Management/Business/Financial	16.4%	17.6%	19.8%
Professional	34.1%	31.4%	32.5%
Sales	5.9%	8.5%	8.5%
Administrative Support	12.9%	9.0%	9.1%
Services	15.6%	18.2%	16.7%

2026 Civilian Population 16+ in Labor Force			
Civilian Population 16+	6,887	29,134	46,451
Population 16+ Employed	95.3%	95.0%	95.0%
Population 16+ Unemployment rate	4.7%	5.0%	5.0%
Population 16-24 Employed	9.8%	10.6%	9.8%
Population 16-24 Unemployment rate	8.4%	8.5%	9.5%
Population 25-54 Employed	57.7%	56.1%	55.7%
Population 25-54 Unemployment rate	4.7%	4.9%	4.7%
Population 55-64 Employed	18%	18%	19%
Population 55-64 Unemployment rate	4.0%	4.9%	5.1%
Population 65+ Employed	10%	10%	10%
Population 65+ Unemployment rate	1.8%	1.6%	2.0%

Source: Esri forecasts for 2026 and 2031. U.S. Census 2010 and 2020 Census data converted by Esri into 2020 geography. Consumer Spending data are derived from the 2024 and 2023 Consumer Expenditure Surveys, Bureau of Labor Statistics.

2026 Employed Population 16+ by Industry	1 mile	3 miles	5 miles
Total	6,564	27,680	44,131
Agriculture/Mining	0.0%	0.1%	0.2%
Construction	8.9%	9.0%	7.4%
Manufacturing	4.3%	4.0%	3.8%
Wholesale Trade	0.6%	0.7%	0.9%
Retail Trade	8.3%	10.5%	9.9%
Transportation/Utilities	7.7%	5.1%	4.8%
Information	2%	3%	3%
Finance/Insurance/Real Estate	3.8%	4.9%	5.5%
Services	60.7%	59.4%	60.9%
Public Administration	4.0%	3.3%	3.5%

2026 Consumer Spending			
Apparel & Services: Total $	$18,306,725	$67,918,812	$116,234,705
Average Spent	$3,465.87	$3,488.56	$3,730.37
Spending Potential Index	136	137	146
Education: Total $	$15,210,997	$57,413,928	$102,624,529
Average Spent	$2,879.78	$2,948.99	$3,293.58
Spending Potential Index	144	147	164
Entertainment/Recreation: Total $	$31,180,983	$114,280,498	$199,664,432
Average Spent	$5,903.25	$5,869.87	$6,407.92
Spending Potential Index	137	136	149
Food at Home: Total $	$56,450,299	$207,378,700	$354,822,998
Average Spent	$10,687.30	$10,651.74	$11,387.50
Spending Potential Index	136	135	144
Food Away from Home: Total $	$32,095,253	$118,831,580	$204,612,057
Average Spent	$6,076.34	$6,103.63	$6,566.71
Spending Potential Index	136	137	147
Health Care: Total $	$56,306,886	$203,649,740	$355,472,631
Average Spent	$10,660.15	$10,460.21	$11,408.35
Spending Potential Index	133	130	142
HH Furnishings & Equipment: Total $	$20,575,275	$75,406,869	$131,445,487
Average Spent	$3,895.36	$3,873.18	$4,218.54
Spending Potential Index	137	136	148
Personal Care Products & Services: Total $	$8,325,991	$30,634,406	$53,090,897
Average Spent	$1,576.30	$1,573.50	$1,703.87
Spending Potential Index	138	138	149

Source: Esri forecasts for 2026 and 2031. U.S. Census 2010 and 2020 Census data converted by Esri into 2020 geography. Consumer Spending data are derived from the 2024 and 2023 Consumer Expenditure Surveys, Bureau of Labor Statistics.

2026 Consumer Spending	1 mile	3 miles	5 miles
Shelter: Total $	$209,066,336	$772,442,604	$1,327,926,750
Average Spent	$39,580.90	$39,675.52	$42,617.76
Spending Potential Index	144	144	155
Support Payments/Gifts in Kind: Total $	$21,837,980	$78,435,209	$138,589,062
Average Spent	$4,134.41	$4,028.72	$4,447.80
Spending Potential Index	136	132	146
Travel: Total $	$27,695,451	$102,287,677	$180,819,834
Average Spent	$5,243.36	$5,253.87	$5,803.13
Spending Potential Index	143	144	159
Vehicle Maintenance & Repairs: Total $	$8,884,240	$32,355,712	$55,812,035
Average Spent	$1,681.98	$1,661.91	$1,791.20
Spending Potential Index	136	134	145

Top Tapestry Segment

1 mile	3 miles	5 miles
Dreambelt (K5):	**Dreambelt (K5)**:	**Top Tier (L3)**:
This segment is characterized by middle-aged Western suburbanites with high rent and home prices.	This segment is characterized by middle-aged Western suburbanites with high rent and home prices.	This segment is characterized by highly educated professionals in affluent suburbs.
Learn more about this segment...	Learn more about this segment...	Learn more about this segment...

Data Note: Household population includes persons not residing in group quarters. Average Household Size is the household population divided by total households. Persons in families include the householder and persons related to the householder by birth, marriage, or adoption. Per Capita Income represents the income received by all persons aged 15 years and over divided by the total population.

Income represents the preceding year, expressed in current dollars. Household income includes wage and salary earnings, interest dividends, net rents, pensions, SSI and welfare payments, child support, and alimony.

Persons of Hispanic Origin may be of any race. The Diversity Index measures the probability that two people from the same area will be from different race/ethnic groups.

Consumer spending shows the amount spent on a variety of goods and services by households that reside in the area. Expenditures are shown by broad budget categories that are not mutually exclusive. Consumer spending does not equal business revenue. Total and Average Amount Spent Per Household represent annual figures. The Spending Potential Index represents the amount spent in the area relative to a national average of 100.

Source: Esri forecasts for 2026 and 2031. U.S. Census 2010 and 2020 Census data converted by Esri into 2020 geography. Consumer Spending data are derived from the 2024 and 2023 Consumer Expenditure Surveys, Bureau of Labor Statistics.