Community Profile

Mall at 59
281 W Route 59, Nanuet, New York, 10954
Rings: 1, 3, 5 mile radii

Population Summary	1 mile	3 miles	5 miles
2010 Total Population	9,993	120,998	220,924
2020 Total Population	10,940	137,698	245,232
2020 Group Quarters	367	1,775	4,345
2026 Total Population	10,995	143,505	256,587
2026 Group Quarters	364	1,744	4,314
2031 Total Population	11,081	146,853	261,639
2026-2031 Annual Rate	0.16%	0.46%	0.39%
2026 Total Daytime Population	14,130	129,006	260,456
Workers	8,262	44,483	112,415
Residents	5,868	84,523	148,041

Household Summary			
2010 Total Households	3,809	35,253	66,837
2010 Average Household Size	2.53	3.39	3.24
2020 Total Households	4,032	37,793	70,412
2020 Average Household Size	2.62	3.60	3.42
2026 Total Households	4,117	39,759	74,642
2026 Average Household Size	2.58	3.57	3.38
2031 Total Households	4,181	40,906	76,616
2031 Average Household Size	2.56	3.55	3.36
2026-2031 Annual Rate	0.31%	0.57%	0.52%
2026 Families	2,682	30,613	57,604
2026 Average Family Size	3.01	4.11	3.91
2031 Families	2,707	31,399	58,914
2031 Average Family Size	3.00	4.10	3.90
2026-2031 Growth Rate	0.19%	0.51%	0.45%

Median Household Income			
2026	$107,250	$93,861	$113,376
2031	$119,020	$104,687	$129,174

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	$58,548	$37,870	$48,939
2031	$65,481	$42,152	$54,328

2026 Households by Income			
Household Income Base	4,118	39,758	74,642
<$10,000	5.8%	4.4%	4.0%
$10,000-14,999	0.7%	2.5%	1.7%
$15,000-19,999	1.3%	3.1%	2.4%
$20,000-24,999	1.6%	2.6%	2.1%
$25,000-29,999	2.3%	2.6%	2.3%
$30,000-34,999	2.8%	3.2%	2.8%
$35,000-39,999	2.2%	3.4%	2.5%
$40,000-44,999	2.8%	3.5%	3.1%
$45,000-49,999	1.8%	2.6%	2.1%
$50,000-59,999	3.8%	4.4%	4.1%
$60,000-74,999	8.4%	8.8%	7.2%
$75000-99999	12.4%	11.2%	10.0%
$100,000-124,999	11.9%	11.0%	9.8%
$125,000-149,999	5.3%	6.2%	6.3%
$150000-199999	12.6%	11.2%	12.3%
$200,000-249,999	9.1%	7.0%	9.4%
$250,000-299,999	6.0%	4.6%	6.3%
$300,000-399,999	4.9%	3.8%	5.6%
$400,000-499,999	2.1%	1.7%	2.5%
$500,000+	2.2%	2.3%	3.5%
Average Household Income	$162,699	$135,853	$166,975

2026 Affordability, Mortgage and Wealth			
Housing Affordability Index	61	50	56
Percent of Income for Mortgage	32.8%	40.4%	35.9%
Wealth Index	135	115	153

Median Home Value			
2026	$598,771	$643,870	$691,806
2031	$644,096	$682,081	$731,597

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	2,226	21,402	48,033
<$50,000	0.4%	0.9%	0.5%
$50,000 - $99,999	0.3%	1.9%	1.0%
$100,000 - $149,999	0.3%	1.0%	0.5%
$150,000 - $199,999	1.1%	0.5%	0.3%
$200,000 - $249,999	3.7%	1.3%	0.8%
$250,000 - $299,999	6.2%	2.1%	1.5%
$300,000 - $399,999	8.8%	6.2%	4.3%
$400,000 - $499,999	9.1%	8.2%	6.5%
$500,000 - $749,999	51.2%	48.4%	45.1%
$750,000 - $999,999	18.0%	21.4%	24.7%
$1,000,000 - $1,499,999	0.6%	5.6%	11.1%
$1,500,000 - $1,999,999	0.3%	1.5%	2.3%
$2,000,000 +	0.2%	0.9%	1.4%
Average Home Value	$592,809	$678,286	$760,614

Housing Unit Summary			
2010 Total Housing Units	4,039	36,947	69,821
Owner Occupied Housing Units	60.3%	59.9%	70.0%
Renter Occupied Housing Units	39.7%	40.1%	30.0%
Vacant Housing Units	5.7%	4.6%	4.3%
2020 Housing Units	4,267	39,498	73,578
Owner Occupied Housing Units	52.9%	54.0%	65.1%
Renter Occupied Housing Units	47.1%	46.0%	34.9%
Vacant Housing Units	4.5%	4.3%	4.3%
2026 Housing Units	4,318	41,228	77,454
Owner Occupied Housing Units	54.1%	53.8%	64.3%
Renter Occupied Housing Units	45.9%	46.2%	35.6%
Vacant Housing Units	4.7%	3.6%	3.6%
2031 Total Housing Units	4,380	42,349	79,409
Owner Occupied Housing Units	54.9%	54.1%	64.6%
Renter Occupied Housing Units	45.1%	45.9%	35.4%
Vacant Housing Units	4.5%	3.4%	3.5%

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	5,346	72,033	128,287
Females	5,649	71,472	128,300

Median Age			
2010	41.1	31.6	35.0
2020	41.9	29.4	32.6
2026	42.7	29.4	32.7
2031	43.6	29.7	33.4

2026 Population by Age			
Total	10,994	143,504	256,586
0 - 4	4.5%	10.5%	8.9%
5 - 9	4.6%	9.3%	8.4%
10 - 14	6.2%	9.1%	8.5%
15 - 24	12.5%	15.6%	15.0%
25 - 34	13.0%	12.3%	11.9%
35 - 44	12.1%	11.2%	10.9%
45 - 54	11.9%	9.9%	10.4%
55 - 64	13.0%	8.8%	10.2%
65 - 74	11.0%	7.4%	8.5%
75 - 84	7.1%	4.5%	5.3%
85 +	3.8%	1.8%	2.3%
18 +	80.8%	65.7%	69.1%

2026 Population 15+ by Marital Status			
Total	9,318	101,997	190,446
Never Married	39.7%	33.8%	32.1%
Married	46.0%	55.7%	57.4%
Widowed	6.2%	4.4%	5.0%
Divorced	8.1%	6.0%	5.5%

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 Pop 25+ by Educational Attainment	1 mile	3 miles	5 miles
Total	7,943	79,659	152,037
Less than 9th Grade	4.8%	7.1%	5.0%
9th - 12th Grade, No Diploma	6.5%	7.8%	6.3%
High School Graduate	14.9%	21.6%	18.5%
GED/Alternative Credential	2.8%	2.8%	2.5%
Some College, No Degree	11.5%	16.4%	14.4%
Associate Degree	9.0%	7.8%	7.5%
Bachelor's Degree	31.4%	21.5%	26.1%
Graduate/Professional Degree	19.0%	15.0%	19.7%

2020 Population by Race/Ethnicity			
Total	10,940	137,698	245,232
White Alone	46.9%	61.3%	67.7%
Black Alone	15.3%	13.9%	9.9%
American Indian Alone	0.5%	0.5%	0.4%
Asian Alone	13.7%	5.6%	6.5%
Pacific Islander Alone	0.1%	0.0%	0.0%
Some Other Race Alone	13.9%	12.2%	9.0%
Two or More Races	13.9%	12.2%	9.0%
Hispanic Origin	24.9%	18.1%	14.9%
Diversity Index	81.8	70.6	63.9

2026 Population by Race/Ethnicity			
Total	10,995	143,505	256,587
White Alone	45.6%	60.5%	66.6%
Black Alone	14.6%	13.2%	9.4%
American Indian Alone	0.8%	0.8%	0.7%
Asian Alone	13.7%	5.4%	6.5%
Pacific Islander Alone	0.1%	0.0%	0.0%
Some Other Race Alone	15.1%	13.3%	9.8%
Two or More Races	10.2%	6.8%	6.9%
Hispanic Origin	27.5%	20.0%	16.5%
Diversity Index	83.1	72.2	65.8

2026 Employed Pop 16+ by Occupation	1 mile	3 miles	5 miles
Total	5,366	62,408	115,636
White Collar	68.3%	61.9%	68.5%
Management/Business/Financial	16.6%	13.7%	18.7%
Professional	34.3%	29.2%	31.3%
Sales	9.1%	8.4%	8.4%
Administrative Support	8.3%	10.5%	10.0%
Services	13.5%	20.5%	17.4%

2026 Employed Pop 16+ by Occupation			
Total	5,366	62,408	115,636
Blue Collar	18.2%	17.6%	14.1%
Farming/Forestry/Fishing	0.6%	0.3%	0.2%
Construction/Extraction	5.7%	6.7%	4.9%
Installation/Maintenance/Repair	1.0%	1.9%	1.8%
Production	4.2%	2.8%	2.3%
Transportation/Material Moving	6.8%	6.0%	5.0%
White Collar	68.3%	61.9%	68.5%
Management/Business/Financial	16.6%	13.7%	18.7%
Professional	34.3%	29.2%	31.3%
Sales	9.1%	8.4%	8.4%
Administrative Support	8.3%	10.5%	10.0%
Services	13.5%	20.5%	17.4%

2026 Civilian Population 16+ in Labor Force			
Civilian Population 16+	5,366	62,408	115,636
Population 16+ Employed	97.6%	96.5%	95.7%
Population 16+ Unemployment rate	2.4%	3.5%	4.3%
Population 16-24 Employed	13.7%	17.1%	14.9%
Population 16-24 Unemployment rate	4.2%	5.6%	7.4%
Population 25-54 Employed	57.3%	57.8%	55.9%
Population 25-54 Unemployment rate	2.4%	3.2%	3.9%
Population 55-64 Employed	18%	14%	16%
Population 55-64 Unemployment rate	2.1%	3.1%	4.1%
Population 65+ Employed	8%	7%	9%
Population 65+ Unemployment rate	0.0%	1.4%	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	5,236	60,221	110,621
Agriculture/Mining	0.0%	0.2%	0.2%
Construction	8.2%	8.1%	7.3%
Manufacturing	7.0%	5.8%	5.7%
Wholesale Trade	0.6%	1.7%	2.0%
Retail Trade	11.9%	9.9%	9.1%
Transportation/Utilities	4.7%	5.2%	4.8%
Information	1%	1%	2%
Finance/Insurance/Real Estate	5.0%	5.1%	7.1%
Services	57.7%	59.2%	58.3%
Public Administration	3.6%	3.6%	3.5%

2026 Consumer Spending			
Apparel & Services: Total $	$13,659,483	$111,739,315	$250,296,391
Average Spent	$3,317.82	$2,810.42	$3,353.29
Spending Potential Index	130	110	131
Education: Total $	$11,452,929	$94,129,005	$222,752,743
Average Spent	$2,781.86	$2,367.49	$2,984.28
Spending Potential Index	139	118	149
Entertainment/Recreation: Total $	$22,815,239	$181,598,441	$421,052,948
Average Spent	$5,541.71	$4,567.48	$5,640.97
Spending Potential Index	129	106	131
Food at Home: Total $	$41,399,083	$338,312,797	$757,909,643
Average Spent	$10,055.64	$8,509.09	$10,153.93
Spending Potential Index	128	108	129
Food Away from Home: Total $	$24,227,831	$197,157,051	$446,474,976
Average Spent	$5,884.83	$4,958.80	$5,981.55
Spending Potential Index	132	111	134
Health Care: Total $	$40,249,743	$315,332,270	$730,780,243
Average Spent	$9,776.47	$7,931.09	$9,790.47
Spending Potential Index	122	99	122
HH Furnishings & Equipment: Total $	$15,157,072	$120,617,165	$278,931,282
Average Spent	$3,681.58	$3,033.71	$3,736.92
Spending Potential Index	129	107	131
Personal Care Products & Services: Total $	$6,206,631	$49,450,457	$113,423,940
Average Spent	$1,507.56	$1,243.76	$1,519.57
Spending Potential Index	132	109	133

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 $	$157,669,195	$1,291,737,195	$2,933,176,982
Average Spent	$38,297.11	$32,489.18	$39,296.60
Spending Potential Index	139	118	143
Support Payments/Gifts in Kind: Total $	$15,453,577	$116,998,433	$277,575,933
Average Spent	$3,753.60	$2,942.69	$3,718.76
Spending Potential Index	123	97	122
Travel: Total $	$20,583,137	$165,375,522	$390,051,683
Average Spent	$4,999.55	$4,159.45	$5,225.63
Spending Potential Index	137	114	143
Vehicle Maintenance & Repairs: Total $	$6,481,554	$51,233,550	$117,017,167
Average Spent	$1,574.34	$1,288.60	$1,567.71
Spending Potential Index	127	104	127

Top Tapestry Segment

1 mile	3 miles	5 miles
Neighborhood Spirit (H3):	**Neighborhood Spirit (H3)**:	**Top Tier (L3)**:
This segment is characterized by suburban families on the West Coast with high rents.	This segment is characterized by suburban families on the West Coast with high rents.	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.