

FOR SALE

NASSAU ROAD

ROOSEVELT, NY

LOCATION:

465 Nassau Road
Roosevelt, Nassau County, NY 11575

SIZE: Lot area 17,445 SF (0.40 Acres)

ZONING: GS Business.

TENANT: Property is recently ground leased to Bolla Markets. Bolla owns and operates 45 Gas Stations, Convenience Stores, Auto Repair Shops and Car Washes across the New York City, Long Island and New Jersey markets. Tenant has currently filed to the town of Hempstead to renovate the property to a new Bolla Market.



NEARBY TENANTS: 7-Eleven, Western Beef, McDonalds, Rainbow Shops, Bethpage Federal Credit Union, Family Dollar Store, US Post Office, Roosevelt Family Health Center, and many more business, services and retailers

NEIGHBORHOOD: Densely populated middle income neighborhood. The site is located on busy Nassau Road with an AADT of 26,421 just south of the Southern State Parkway Exit 21.

LEASE TERMS: Rent: \$180,000 per year NNN. Current RE Taxes \$23,145 paid by the tenant. Lease Term Ten (10) years with Four (4) Five (5) year options. Increases 10% every five (5) years.
PRICE: Call for Price.

NOTE: Excellent Nassau Road Location with a quality regional tenant Bolla Markets.

2018	1 Mile	2 Mile	3 Mile
Estimated Population	29,180	119,694	244,815
Projected Median HH Income	\$87,188	\$97,542	\$100,483



This property is offered subject to availability, errors, omissions, or changes in price or terms without notice #3306



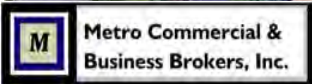
For more information and inspection, contact
Metro Commercial & Business Brokers, Inc.
425 Linda Drive, East Meadow, NY 11554
www.metrocbb.com



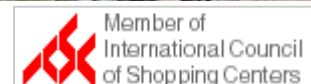
John R. Wilmarth
(516) 640-5440 john@metrocbb.com

Gerry Dantone
(631) 623-6914 metrocb@aol.com

465 Nassau Road, Roosevelt, Nassau County, NY 11575



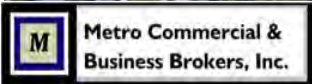
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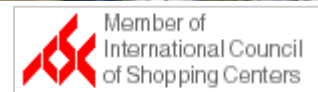
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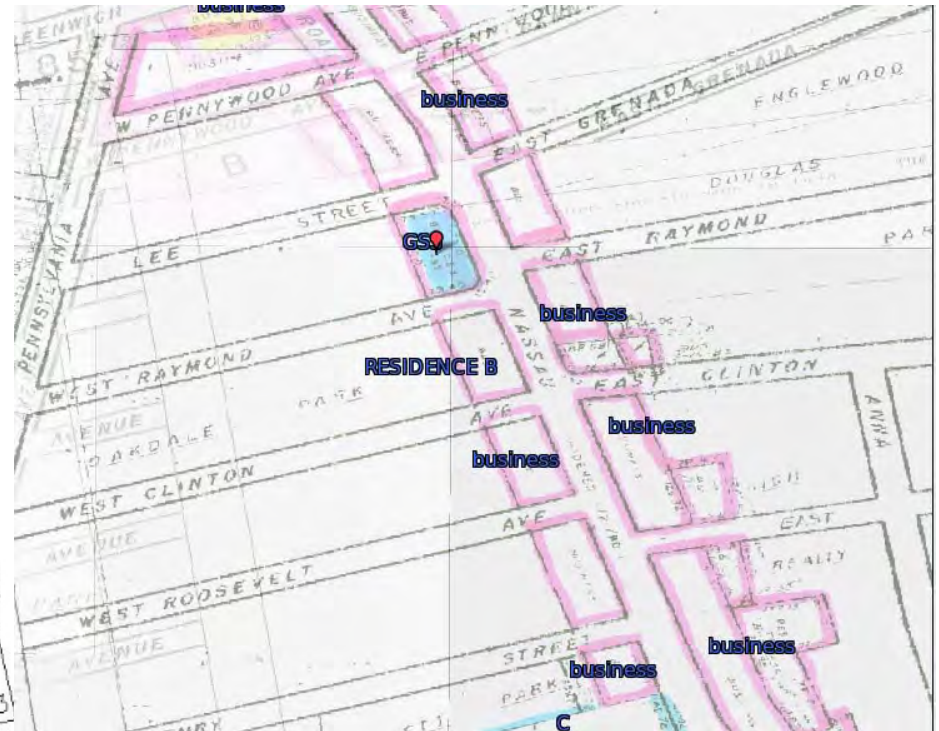
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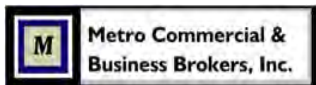
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Tax Map



Zoning Map

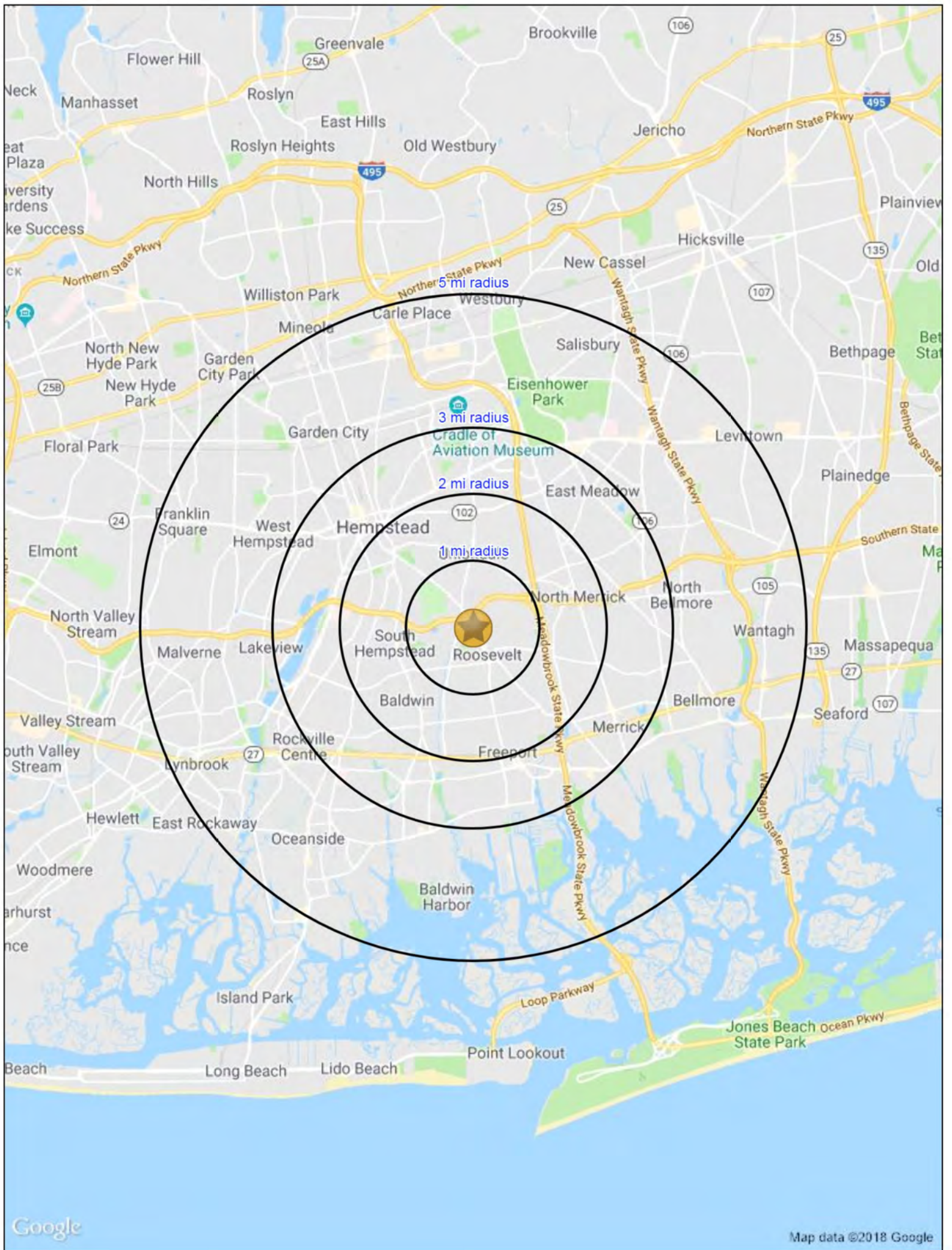


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COMPLETE PROFILE

2000-2010 Census, 2018 Estimates with 2023 Projections

Calculated using Weighted Block Centroid from Block Groups



Lat/Lon: 40.6844/-73.5930

RFULL9

465 Nassau Rd Roosevelt, NY 11575	1 mi radius	2 mi radius	3 mi radius	5 mi radius
Population				
Estimated Population (2018)	29,180	119,694	244,815	539,267
Projected Population (2023)	30,003	121,680	247,970	544,614
Census Population (2010)	28,624	117,403	239,038	527,981
Census Population (2000)	27,485	114,118	235,881	525,580
Projected Annual Growth (2018-2023)	823 0.6%	1,986 0.3%	3,155 0.3%	5,347 0.2%
Historical Annual Growth (2010-2018)	556 0.2%	2,291 0.2%	5,777 0.3%	11,286 0.3%
Historical Annual Growth (2000-2010)	1,139 0.4%	3,285 0.3%	3,157 0.1%	2,401 -
Estimated Population Density (2018)	9,292 <i>psm</i>	9,529 <i>psm</i>	8,662 <i>psm</i>	6,869 <i>psm</i>
Trade Area Size	3.1 <i>sq mi</i>	12.6 <i>sq mi</i>	28.3 <i>sq mi</i>	78.5 <i>sq mi</i>
Households				
Estimated Households (2018)	7,387	32,771	72,178	172,558
Projected Households (2023)	7,676	33,681	73,971	176,341
Census Households (2010)	7,374	32,663	71,380	171,294
Census Households (2000)	7,437	32,533	70,707	170,432
Projected Annual Growth (2018-2023)	289 0.8%	910 0.6%	1,793 0.5%	3,783 0.4%
Historical Annual Change (2000-2018)	-51 -	238 -	1,471 0.1%	2,126 0.1%
Average Household Income				
Estimated Average Household Income (2018)	\$113,683	\$122,362	\$125,980	\$134,909
Projected Average Household Income (2023)	\$142,237	\$155,977	\$160,600	\$172,609
Census Average Household Income (2010)	\$83,603	\$92,583	\$96,118	\$104,684
Census Average Household Income (2000)	\$68,209	\$76,655	\$78,543	\$83,894
Projected Annual Change (2018-2023)	\$28,554 5.0%	\$33,615 5.5%	\$34,620 5.5%	\$37,700 5.6%
Historical Annual Change (2000-2018)	\$45,474 3.7%	\$45,708 3.3%	\$47,437 3.4%	\$51,015 3.4%
Median Household Income				
Estimated Median Household Income (2018)	\$87,188	\$97,542	\$100,483	\$109,898
Projected Median Household Income (2023)	\$99,889	\$112,510	\$115,751	\$127,037
Census Median Household Income (2010)	\$75,678	\$79,939	\$82,226	\$88,488
Census Median Household Income (2000)	\$61,900	\$66,118	\$66,461	\$70,848
Projected Annual Change (2018-2023)	\$12,702 2.9%	\$14,968 3.1%	\$15,268 3.0%	\$17,139 3.1%
Historical Annual Change (2000-2018)	\$25,288 2.3%	\$31,424 2.6%	\$34,023 2.8%	\$39,049 3.1%
Per Capita Income				
Estimated Per Capita Income (2018)	\$28,832	\$33,578	\$37,272	\$43,306
Projected Per Capita Income (2023)	\$36,442	\$43,250	\$48,036	\$56,025
Census Per Capita Income (2010)	\$21,538	\$25,757	\$28,702	\$33,963
Census Per Capita Income (2000)	\$18,681	\$21,779	\$23,442	\$27,120
Projected Annual Change (2018-2023)	\$7,610 5.3%	\$9,672 5.8%	\$10,764 5.8%	\$12,719 5.9%
Historical Annual Change (2000-2018)	\$10,151 3.0%	\$11,799 3.0%	\$13,830 3.3%	\$16,186 3.3%
Estimated Average Household Net Worth (2018)	\$1,151,789	\$1,334,046	\$1,388,463	\$1,543,936

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COMPLETE PROFILE

2000-2010 Census, 2018 Estimates with 2023 Projections

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Lat/Lon: 40.6844/-73.5930

RFULL9

465 Nassau Rd Roosevelt, NY 11575	1 mi radius		2 mi radius		3 mi radius		5 mi radius	
Race and Ethnicity								
Total Population (2018)	29,180		119,694		244,815		539,267	
White (2018)	4,398	15.1%	39,262	32.8%	113,967	46.6%	345,956	64.2%
Black or African American (2018)	18,235	62.5%	53,648	44.8%	78,750	32.2%	101,271	18.8%
American Indian or Alaska Native (2018)	184	0.6%	607	0.5%	1,045	0.4%	1,506	0.3%
Asian (2018)	414	1.4%	3,638	3.0%	10,148	4.1%	31,708	5.9%
Hawaiian or Pacific Islander (2018)	19	0.1%	49	-	91	-	162	-
Other Race (2018)	4,747	16.3%	17,973	15.0%	31,959	13.1%	43,613	8.1%
Two or More Races (2018)	1,182	4.1%	4,517	3.8%	8,855	3.6%	15,052	2.8%
Population < 18 (2018)	7,047	24.1%	27,992	23.4%	55,653	22.7%	116,232	21.6%
White Not Hispanic	112	1.6%	4,285	15.3%	15,063	27.1%	52,779	45.4%
Black or African American	3,939	55.9%	11,845	42.3%	17,491	31.4%	22,662	19.5%
Asian	90	1.3%	727	2.6%	2,098	3.8%	6,671	5.7%
Other Race Not Hispanic	207	2.9%	795	2.8%	1,569	2.8%	3,270	2.8%
Hispanic	2,698	38.3%	10,339	36.9%	19,431	34.9%	30,849	26.5%
Not Hispanic or Latino Population (2018)	19,653	67.4%	81,868	68.4%	173,272	70.8%	426,620	79.1%
Not Hispanic White	1,269	6.5%	25,500	31.1%	85,250	49.2%	292,982	68.7%
Not Hispanic Black or African American	17,307	88.1%	50,467	61.6%	73,678	42.5%	94,228	22.1%
Not Hispanic American Indian or Alaska Native	74	0.4%	228	0.3%	383	0.2%	589	0.1%
Not Hispanic Asian	401	2.0%	3,493	4.3%	9,776	5.6%	30,803	7.2%
Not Hispanic Hawaiian or Pacific Islander	12	0.1%	25	-	50	-	85	-
Not Hispanic Other Race	91	0.5%	381	0.5%	691	0.4%	1,131	0.3%
Not Hispanic Two or More Races	498	2.5%	1,774	2.2%	3,443	2.0%	6,802	1.6%
Hispanic or Latino Population (2018)	9,527	32.6%	37,826	31.6%	71,543	29.2%	112,647	20.9%
Hispanic White	3,129	32.8%	13,763	36.4%	28,717	40.1%	52,974	47.0%
Hispanic Black or African American	928	9.7%	3,180	8.4%	5,071	7.1%	7,042	6.3%
Hispanic American Indian or Alaska Native	110	1.2%	380	1.0%	662	0.9%	916	0.8%
Hispanic Asian	13	0.1%	145	0.4%	372	0.5%	905	0.8%
Hispanic Hawaiian or Pacific Islander	7	0.1%	24	0.1%	41	0.1%	77	0.1%
Hispanic Other Race	4,656	48.9%	17,592	46.5%	31,268	43.7%	42,482	37.7%
Hispanic Two or More Races	683	7.2%	2,742	7.3%	5,413	7.6%	8,250	7.3%
Not Hispanic or Latino Population (2010)	19,227	67.2%	80,684	68.7%	171,273	71.7%	426,582	80.8%
Hispanic or Latino Population (2010)	9,397	32.8%	36,719	31.3%	67,765	28.3%	101,398	19.2%
Not Hispanic or Latino Population (2000)	22,639	82.4%	91,744	80.4%	189,449	80.3%	457,597	87.1%
Hispanic or Latino Population (2000)	4,846	17.6%	22,374	19.6%	46,432	19.7%	67,983	12.9%
Not Hispanic or Latino Population (2023)	19,890	66.3%	81,775	67.2%	172,389	69.5%	424,345	77.9%
Hispanic or Latino Population (2023)	10,113	33.7%	39,905	32.8%	75,581	30.5%	120,269	22.1%
Projected Annual Growth (2018-2023)	586	1.2%	2,079	1.1%	4,038	1.1%	7,621	1.4%
Historical Annual Growth (2000-2010)	4,551	9.4%	14,345	6.4%	21,333	4.6%	33,416	4.9%

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Total Age Distribution (2018)

	1 mi radius		2 mi radius		3 mi radius		5 mi radius	
Total Population	29,180		119,694		244,815		539,267	
Age Under 5 Years	2,142	7.3%	8,051	6.7%	15,898	6.5%	30,854	5.7%
Age 5 to 9 Years	1,974	6.8%	7,769	6.5%	15,367	6.3%	31,546	5.8%
Age 10 to 14 Years	1,830	6.3%	7,504	6.3%	15,078	6.2%	32,879	6.1%
Age 15 to 19 Years	1,871	6.4%	7,759	6.5%	16,065	6.6%	35,373	6.6%
Age 20 to 24 Years	2,128	7.3%	8,677	7.2%	17,963	7.3%	37,587	7.0%
Age 25 to 29 Years	2,292	7.9%	8,910	7.4%	17,685	7.2%	35,709	6.6%
Age 30 to 34 Years	2,116	7.3%	7,921	6.6%	15,604	6.4%	32,295	6.0%
Age 35 to 39 Years	2,026	6.9%	7,936	6.6%	15,725	6.4%	32,704	6.1%
Age 40 to 44 Years	1,786	6.1%	7,404	6.2%	14,847	6.1%	31,734	5.9%
Age 45 to 49 Years	1,949	6.7%	8,037	6.7%	16,240	6.6%	36,334	6.7%
Age 50 to 54 Years	1,861	6.4%	8,225	6.9%	16,939	6.9%	38,624	7.2%
Age 55 to 59 Years	1,870	6.4%	8,314	6.9%	17,230	7.0%	40,084	7.4%
Age 60 to 64 Years	1,563	5.4%	6,819	5.7%	14,628	6.0%	34,974	6.5%
Age 65 to 69 Years	1,291	4.4%	5,444	4.5%	11,469	4.7%	28,168	5.2%
Age 70 to 74 Years	1,000	3.4%	3,971	3.3%	8,485	3.5%	20,981	3.9%
Age 75 to 79 Years	657	2.3%	2,801	2.3%	5,867	2.4%	14,495	2.7%
Age 80 to 84 Years	398	1.4%	1,905	1.6%	4,234	1.7%	10,669	2.0%
Age 85 Years or Over	424	1.5%	2,246	1.9%	5,491	2.2%	14,257	2.6%
Median Age	34.8		36.4		37.3		39.6	
Age 19 Years or Less	7,817	26.8%	31,084	26.0%	62,408	25.5%	130,651	24.2%
Age 20 to 64 Years	17,592	60.3%	72,244	60.4%	146,861	60.0%	320,045	59.3%
Age 65 Years or Over	3,770	12.9%	16,366	13.7%	35,546	14.5%	88,571	16.4%

Female Age Distribution (2018)

Female Population	15,003	51.4%	61,303	51.2%	125,231	51.2%	277,115	51.4%
Age Under 5 Years	1,019	6.8%	3,866	6.3%	7,699	6.1%	15,037	5.4%
Age 5 to 9 Years	950	6.3%	3,753	6.1%	7,398	5.9%	15,139	5.5%
Age 10 to 14 Years	905	6.0%	3,649	6.0%	7,293	5.8%	16,052	5.8%
Age 15 to 19 Years	901	6.0%	3,683	6.0%	7,643	6.1%	17,009	6.1%
Age 20 to 24 Years	1,055	7.0%	4,236	6.9%	8,711	7.0%	18,112	6.5%
Age 25 to 29 Years	1,106	7.4%	4,298	7.0%	8,511	6.8%	17,192	6.2%
Age 30 to 34 Years	1,071	7.1%	3,956	6.5%	7,753	6.2%	16,261	5.9%
Age 35 to 39 Years	998	6.7%	4,011	6.5%	7,944	6.3%	16,699	6.0%
Age 40 to 44 Years	899	6.0%	3,757	6.1%	7,543	6.0%	16,189	5.8%
Age 45 to 49 Years	1,014	6.8%	4,149	6.8%	8,320	6.6%	18,755	6.8%
Age 50 to 54 Years	963	6.4%	4,314	7.0%	8,770	7.0%	19,936	7.2%
Age 55 to 59 Years	1,023	6.8%	4,418	7.2%	9,061	7.2%	20,896	7.5%
Age 60 to 64 Years	878	5.9%	3,677	6.0%	7,748	6.2%	18,215	6.6%
Age 65 to 69 Years	759	5.1%	3,027	4.9%	6,312	5.0%	15,337	5.5%
Age 70 to 74 Years	552	3.7%	2,231	3.6%	4,785	3.8%	11,824	4.3%
Age 75 to 79 Years	391	2.6%	1,666	2.7%	3,472	2.8%	8,538	3.1%
Age 80 to 84 Years	229	1.5%	1,132	1.8%	2,606	2.1%	6,534	2.4%
Age 85 Years or Over	290	1.9%	1,480	2.4%	3,662	2.9%	9,389	3.4%
Female Median Age	36.7		38.3		39.1		41.4	
Age 19 Years or Less	3,774	25.2%	14,951	24.4%	30,033	24.0%	63,236	22.8%
Age 20 to 64 Years	9,008	60.0%	36,815	60.1%	74,361	59.4%	162,256	58.6%
Age 65 Years or Over	2,221	14.8%	9,537	15.6%	20,837	16.6%	51,623	18.6%

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Male Age Distribution (2018)

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Male Population	14,177	48.6%	58,391	48.8%	119,584	48.8%	262,152	48.6%
Age Under 5 Years	1,123	7.9%	4,185	7.2%	8,199	6.9%	15,817	6.0%
Age 5 to 9 Years	1,025	7.2%	4,017	6.9%	7,969	6.7%	16,407	6.3%
Age 10 to 14 Years	925	6.5%	3,855	6.6%	7,785	6.5%	16,827	6.4%
Age 15 to 19 Years	970	6.8%	4,076	7.0%	8,422	7.0%	18,364	7.0%
Age 20 to 24 Years	1,073	7.6%	4,441	7.6%	9,253	7.7%	19,475	7.4%
Age 25 to 29 Years	1,186	8.4%	4,613	7.9%	9,174	7.7%	18,516	7.1%
Age 30 to 34 Years	1,045	7.4%	3,965	6.8%	7,851	6.6%	16,034	6.1%
Age 35 to 39 Years	1,028	7.2%	3,925	6.7%	7,781	6.5%	16,004	6.1%
Age 40 to 44 Years	887	6.3%	3,648	6.2%	7,304	6.1%	15,545	5.9%
Age 45 to 49 Years	936	6.6%	3,888	6.7%	7,920	6.6%	17,579	6.7%
Age 50 to 54 Years	898	6.3%	3,911	6.7%	8,168	6.8%	18,688	7.1%
Age 55 to 59 Years	848	6.0%	3,896	6.7%	8,169	6.8%	19,188	7.3%
Age 60 to 64 Years	685	4.8%	3,142	5.4%	6,880	5.8%	16,759	6.4%
Age 65 to 69 Years	532	3.7%	2,417	4.1%	5,157	4.3%	12,831	4.9%
Age 70 to 74 Years	448	3.2%	1,739	3.0%	3,700	3.1%	9,157	3.5%
Age 75 to 79 Years	266	1.9%	1,135	1.9%	2,396	2.0%	5,958	2.3%
Age 80 to 84 Years	169	1.2%	773	1.3%	1,627	1.4%	4,134	1.6%
Age 85 Years or Over	135	1.0%	766	1.3%	1,829	1.5%	4,868	1.9%
Male Median Age	33.0		34.5		35.5		37.6	
Age 19 Years or Less	4,043	28.5%	16,133	27.6%	32,375	27.1%	67,415	25.7%
Age 20 to 64 Years	8,585	60.6%	35,429	60.7%	72,499	60.6%	157,789	60.2%
Age 65 Years or Over	1,550	10.9%	6,830	11.7%	14,710	12.3%	36,948	14.1%

Males per 100 Females (2018)

Overall Comparison	94		95		95		95	
Age Under 5 Years	110	52.4%	108	52.0%	106	51.6%	105	51.3%
Age 5 to 9 Years	108	51.9%	107	51.7%	108	51.9%	108	52.0%
Age 10 to 14 Years	102	50.5%	106	51.4%	107	51.6%	105	51.2%
Age 15 to 19 Years	108	51.9%	111	52.5%	110	52.4%	108	51.9%
Age 20 to 24 Years	102	50.4%	105	51.2%	106	51.5%	108	51.8%
Age 25 to 29 Years	107	51.7%	107	51.8%	108	51.9%	108	51.9%
Age 30 to 34 Years	98	49.4%	100	50.1%	101	50.3%	99	49.6%
Age 35 to 39 Years	103	50.7%	98	49.5%	98	49.5%	96	48.9%
Age 40 to 44 Years	99	49.7%	97	49.3%	97	49.2%	96	49.0%
Age 45 to 49 Years	92	48.0%	94	48.4%	95	48.8%	94	48.4%
Age 50 to 54 Years	93	48.2%	91	47.6%	93	48.2%	94	48.4%
Age 55 to 59 Years	83	45.3%	88	46.9%	90	47.4%	92	47.9%
Age 60 to 64 Years	78	43.8%	85	46.1%	89	47.0%	92	47.9%
Age 65 to 69 Years	70	41.2%	80	44.4%	82	45.0%	84	45.6%
Age 70 to 74 Years	81	44.8%	78	43.8%	77	43.6%	77	43.6%
Age 75 to 79 Years	68	40.5%	68	40.5%	69	40.8%	70	41.1%
Age 80 to 84 Years	74	42.4%	68	40.6%	62	38.4%	63	38.8%
Age 85 Years or Over	47	31.7%	52	34.1%	50	33.3%	52	34.1%
Age 19 Years or Less	107	51.7%	108	51.9%	108	51.9%	107	51.6%
Age 20 to 39 Years	102	50.6%	103	50.7%	103	50.9%	103	50.6%
Age 40 to 64 Years	89	47.1%	91	47.6%	93	48.1%	93	48.3%
Age 65 Years or Over	70	41.1%	72	41.7%	71	41.4%	72	41.7%

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COMPLETE PROFILE

2000-2010 Census, 2018 Estimates with 2023 Projections

Calculated using Weighted Block Centroid from Block Groups



Lat/Lon: 40.6844/-73.5930

RFULL9

465 Nassau Rd

Roosevelt, NY 11575

	1 mi radius	2 mi radius	3 mi radius	5 mi radius
Household Type (2018)				
Total Households	7,387	32,771	72,178	172,558
Households with Children	3,625 49.1%	14,720 44.9%	29,383 40.7%	62,265 36.1%
Average Household Size	3.9	3.6	3.3	3.1
Household Density per Square Mile	2,352	2,609	2,554	2,198
Population Family	27,179 93.1%	109,555 91.5%	217,605 88.9%	476,614 88.4%
Population Non-Family	1,853 6.4%	8,747 7.3%	22,036 9.0%	52,108 9.7%
Population Group Quarters	148 0.5%	1,392 1.2%	5,174 2.1%	10,545 2.0%
Family Households	6,140 83.1%	26,630 81.3%	55,931 77.5%	131,328 76.1%
Married Couple Households	3,466 56.5%	17,065 64.1%	37,890 67.7%	98,760 75.2%
Other Family Households	2,674 43.5%	9,565 35.9%	18,041 32.3%	32,568 24.8%
Family Households with Children	3,579 58.3%	14,571 54.7%	29,100 52.0%	61,816 47.1%
Married Couple with Children	1,943 54.3%	8,936 61.3%	18,803 64.6%	45,469 73.6%
Other Family Households with Children	1,636 45.7%	5,634 38.7%	10,297 35.4%	16,347 26.4%
Family Households No Children	2,561 41.7%	12,059 45.3%	26,831 48.0%	69,512 52.9%
Married Couple No Children	1,523 59.5%	8,129 67.4%	19,087 71.1%	53,292 76.7%
Other Family Households No Children	1,038 40.5%	3,930 32.6%	7,744 28.9%	16,221 23.3%
Non-Family Households	1,247 16.9%	6,141 18.7%	16,246 22.5%	41,230 23.9%
Non-Family Households with Children	46 3.7%	149 2.4%	283 1.7%	449 1.1%
Non-Family Households No Children	1,200 96.3%	5,992 97.6%	15,963 98.3%	40,780 98.9%
Average Family Household Size	4.4	4.1	3.9	3.6
Average Family Income	\$124,227	\$133,831	\$141,414	\$154,340
Median Family Income	\$100,562	\$111,670	\$118,439	\$130,417
Average Non-Family Household Size	1.5	1.4	1.4	1.3
Marital Status (2018)				
Population Age 15 Years or Over	23,234	96,369	198,472	443,988
Never Married	10,339 44.5%	40,460 42.0%	80,706 40.7%	156,859 35.3%
Currently Married	8,130 35.0%	36,770 38.2%	79,566 40.1%	208,528 47.0%
Previously Married	4,764 20.5%	19,139 19.9%	38,199 19.2%	78,602 17.7%
Separated	1,857 39.0%	7,248 37.9%	12,884 33.7%	21,476 27.3%
Widowed	1,121 23.5%	4,971 26.0%	11,374 29.8%	27,879 35.5%
Divorced	1,786 37.5%	6,920 36.2%	13,941 36.5%	29,246 37.2%
Educational Attainment (2018)				
Adult Population Age 25 Years or Over	19,234	79,933	164,443	371,028
Elementary (Grade Level 0 to 8)	2,231 11.6%	8,123 10.2%	14,471 8.8%	21,409 5.8%
Some High School (Grade Level 9 to 11)	1,480 7.7%	5,799 7.3%	10,647 6.5%	17,776 4.8%
High School Graduate	6,316 32.8%	22,611 28.3%	43,813 26.6%	95,350 25.7%
Some College	3,385 17.6%	13,079 16.4%	26,589 16.2%	60,254 16.2%
Associate Degree Only	1,547 8.0%	6,588 8.2%	13,087 8.0%	31,360 8.5%
Bachelor Degree Only	2,679 13.9%	14,056 17.6%	31,868 19.4%	81,464 22.0%
Graduate Degree	1,596 8.3%	9,677 12.1%	23,969 14.6%	63,414 17.1%
Any College (Some College or Higher)	9,207 47.9%	43,399 54.3%	95,513 58.1%	236,493 63.7%
College Degree + (Bachelor Degree or Higher)	4,275 22.2%	23,733 29.7%	55,837 34.0%	144,878 39.0%

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465 Nassau Rd

Roosevelt, NY 11575

	1 mi radius		2 mi radius		3 mi radius		5 mi radius	
Housing								
Total Housing Units (2018)	7,700		33,761		74,171		177,085	
Total Housing Units (2010)	7,800		34,011		74,297		177,659	
Historical Annual Growth (2010-2018)	-100	-0.2%	-250	-0.1%	-126	-	-574	-
Housing Units Occupied (2018)	7,387	95.9%	32,771	97.1%	72,178	97.3%	172,558	97.4%
Housing Units Owner-Occupied	5,549	75.1%	24,611	75.1%	51,465	71.3%	134,290	77.8%
Housing Units Renter-Occupied	1,838	24.9%	8,160	24.9%	20,713	28.7%	38,268	22.2%
Housing Units Vacant (2018)	314	4.2%	990	3.0%	1,994	2.8%	4,527	2.6%
Household Size (2018)								
Total Households	7,387		32,771		72,178		172,558	
1 Person Households	948	12.8%	4,810	14.7%	13,106	18.2%	34,134	19.8%
2 Person Households	1,280	17.3%	6,506	19.9%	16,075	22.3%	43,902	25.4%
3 Person Households	1,146	15.5%	5,698	17.4%	12,602	17.5%	30,829	17.9%
4 Person Households	1,300	17.6%	6,085	18.6%	13,091	18.1%	31,837	18.5%
5 Person Households	937	12.7%	3,926	12.0%	7,841	10.9%	17,010	9.9%
6 Person Households	601	8.1%	2,213	6.8%	3,981	5.5%	7,208	4.2%
7 or More Person Households	1,175	15.9%	3,533	10.8%	5,482	7.6%	7,638	4.4%
Household Income Distribution (2018)								
HH Income \$200,000 or More	766	10.4%	4,615	14.1%	11,762	16.3%	32,214	18.7%
HH Income \$150,000 to \$199,999	855	11.6%	4,225	12.9%	9,008	12.5%	24,380	14.1%
HH Income \$125,000 to \$149,999	710	9.6%	3,151	9.6%	6,390	8.9%	15,602	9.0%
HH Income \$100,000 to \$124,999	840	11.4%	3,534	10.8%	7,302	10.1%	18,565	10.8%
HH Income \$75,000 to \$99,999	981	13.3%	4,204	12.8%	8,477	11.7%	20,245	11.7%
HH Income \$50,000 to \$74,999	1,147	15.5%	4,340	13.2%	9,063	12.6%	19,922	11.5%
HH Income \$35,000 to \$49,999	791	10.7%	2,756	8.4%	6,091	8.4%	13,179	7.6%
HH Income \$25,000 to \$34,999	411	5.6%	1,924	5.9%	4,638	6.4%	9,681	5.6%
HH Income \$15,000 to \$24,999	349	4.7%	1,887	5.8%	4,201	5.8%	9,094	5.3%
HH Income \$10,000 to \$14,999	242	3.3%	851	2.6%	1,998	2.8%	3,998	2.3%
HH Income Under \$10,000	293	4.0%	1,284	3.9%	3,246	4.5%	5,677	3.3%
Household Vehicles (2018)								
Households 0 Vehicles Available	604	8.2%	3,081	9.4%	8,254	11.4%	14,814	8.6%
Households 1 Vehicle Available	2,097	28.4%	9,579	29.2%	21,365	29.6%	49,061	28.4%
Households 2 Vehicles Available	2,849	38.6%	11,985	36.6%	26,647	36.9%	68,673	39.8%
Households 3 or More Vehicles Available	1,837	24.9%	8,127	24.8%	15,912	22.0%	40,010	23.2%
Total Vehicles Available	13,979		60,989		128,894		322,783	
Average Vehicles per Household	1.9		1.9		1.8		1.9	
Owner-Occupied Household Vehicles	11,596	83.0%	51,719	84.8%	107,076	83.1%	278,730	86.4%
Average Vehicles per Owner-Occupied Household	2.1		2.1		2.1		2.1	
Renter-Occupied Household Vehicles	2,383	17.0%	9,271	15.2%	21,818	16.9%	44,053	13.6%
Average Vehicles per Renter-Occupied Household	1.3		1.1		1.1		1.2	
Travel Time (2015)								
Worker Base Age 16 years or Over	14,596		59,996		123,991		272,555	
Travel to Work in 14 Minutes or Less	2,151	14.7%	9,881	16.5%	21,211	17.1%	49,348	18.1%
Travel to Work in 15 to 29 Minutes	4,848	33.2%	18,601	31.0%	36,583	29.5%	77,618	28.5%
Travel to Work in 30 to 59 Minutes	4,698	32.2%	18,900	31.5%	37,443	30.2%	79,621	29.2%
Travel to Work in 60 Minutes or More	2,478	17.0%	10,966	18.3%	23,348	18.8%	56,724	20.8%
Work at Home	377	2.6%	1,600	2.7%	4,139	3.3%	10,494	3.9%
Average Minutes Travel to Work	28.1		28.5		29.0		29.8	

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465 Nassau Rd Roosevelt, NY 11575	1 mi radius	2 mi radius	3 mi radius	5 mi radius
Transportation To Work (2015)				
Worker Base Age 16 years or Over	14,596	59,996	123,991	272,555
Drive to Work Alone	9,796 67.1%	40,555 67.6%	81,608 65.8%	186,398 68.4%
Drive to Work in Carpool	1,641 11.2%	6,002 10.0%	11,124 9.0%	19,380 7.1%
Travel to Work by Public Transportation	2,361 16.2%	9,865 16.4%	22,025 17.8%	46,622 17.1%
Drive to Work on Motorcycle	- -	33 0.1%	80 0.1%	127 -
Bicycle to Work	52 0.4%	224 0.4%	520 0.4%	770 0.3%
Walk to Work	301 2.1%	1,549 2.6%	3,934 3.2%	7,473 2.7%
Other Means	68 0.5%	169 0.3%	560 0.5%	1,290 0.5%
Work at Home	377 2.6%	1,600 2.7%	4,139 3.3%	10,494 3.9%
Daytime Demographics (2018)				
Total Businesses	537	2,687	8,908	25,630
Total Employees	3,042	22,652	84,735	240,120
Company Headquarter Businesses	1 0.2%	5 0.2%	41 0.5%	110 0.4%
Company Headquarter Employees	23 0.8%	101 0.4%	3,862 4.6%	19,293 8.0%
Employee Population per Business	5.7 to 1	8.4 to 1	9.5 to 1	9.4 to 1
Residential Population per Business	54.4 to 1	44.6 to 1	27.5 to 1	21.0 to 1
Adj. Daytime Demographics Age 16 Years or Over	11,384	57,456	157,352	402,916
Labor Force				
Labor Population Age 16 Years or Over (2018)	22,889	94,880	195,405	437,082
Labor Force Total Males (2018)	10,927 47.7%	45,556 48.0%	94,017 48.1%	209,503 47.9%
Male Civilian Employed	7,264 66.5%	30,712 67.4%	63,655 67.7%	141,934 67.7%
Male Civilian Unemployed	413 3.8%	1,620 3.6%	3,214 3.4%	6,433 3.1%
Males in Armed Forces	- -	19 -	99 0.1%	164 0.1%
Males Not in Labor Force	3,250 29.7%	13,204 29.0%	27,050 28.8%	60,972 29.1%
Labor Force Total Females (2018)	11,963 52.3%	49,324 52.0%	101,387 51.9%	227,578 52.1%
Female Civilian Employed	7,283 60.9%	29,344 59.5%	59,029 58.2%	132,181 58.1%
Female Civilian Unemployed	414 3.5%	1,328 2.7%	2,611 2.6%	5,325 2.3%
Females in Armed Forces	- -	- -	5 -	7 -
Females Not in Labor Force	4,266 35.7%	18,652 37.8%	39,742 39.2%	90,065 39.6%
Unemployment Rate	3.6%	3.1%	3.0%	2.7%
Labor Force Growth (2010-2018)	3 -	62 0.1%	-92 -0.1%	-9 -
Male Labor Force Growth (2010-2018)	1 -	35 0.1%	-36 -0.1%	-5 -
Female Labor Force Growth (2010-2018)	2 -	27 0.1%	-57 -0.1%	-4 -
Occupation (2015)				
Occupation Population Age 16 Years or Over	14,544	59,995	122,777	274,125
Occupation Total Males	7,262 49.9%	30,678 51.1%	63,691 51.9%	141,939 51.8%
Occupation Total Females	7,281 50.1%	29,317 48.9%	59,086 48.1%	132,186 48.2%
Management, Business, Financial Operations	1,468 10.1%	6,837 11.4%	16,440 13.4%	44,074 16.1%
Professional, Related	2,650 18.2%	12,896 21.5%	27,298 22.2%	68,602 25.0%
Service	3,580 24.6%	13,876 23.1%	27,492 22.4%	50,479 18.4%
Sales, Office	3,536 24.3%	14,539 24.2%	29,597 24.1%	69,233 25.3%
Farming, Fishing, Forestry	1 -	15 -	62 0.1%	235 0.1%
Construction, Extraction, Maintenance	1,154 7.9%	4,739 7.9%	9,721 7.9%	19,159 7.0%
Production, Transport, Material Moving	2,155 14.8%	7,094 11.8%	12,167 9.9%	22,343 8.2%
White Collar Workers	7,654 52.6%	34,272 57.1%	73,335 59.7%	181,909 66.4%
Blue Collar Workers	6,889 47.4%	25,724 42.9%	49,441 40.3%	92,216 33.6%

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465 Nassau Rd Roosevelt, NY 11575	1 mi radius		2 mi radius		3 mi radius		5 mi radius	
Units In Structure (2015)								
Total Units	7,374		32,663		71,380		171,294	
1 Detached Unit	5,801	78.7%	24,992	76.5%	50,985	71.4%	129,899	75.8%
1 Attached Unit	178	2.4%	863	2.6%	2,042	2.9%	4,078	2.4%
2 Units	601	8.1%	2,321	7.1%	5,405	7.6%	11,372	6.6%
3 to 4 Units	116	1.6%	616	1.9%	1,635	2.3%	2,890	1.7%
5 to 9 Units	118	1.6%	595	1.8%	1,822	2.6%	3,388	2.0%
10 to 19 Units	131	1.8%	514	1.6%	1,926	2.7%	3,790	2.2%
20 to 49 Units	115	1.6%	796	2.4%	2,254	3.2%	4,594	2.7%
50 or More Units	313	4.2%	1,988	6.1%	5,996	8.4%	12,237	7.1%
Mobile Home or Trailer	12	0.2%	45	0.1%	104	0.1%	232	0.1%
Other Structure	-	-	5	-	65	0.1%	85	-
Homes Built By Year (2015)								
Homes Built 2014 or later	9	0.1%	73	0.2%	216	0.3%	529	0.3%
Homes Built 2010 to 2013	64	0.9%	216	0.7%	869	1.2%	1,730	1.0%
Homes Built 2000 to 2009	79	1.1%	726	2.2%	2,588	3.6%	5,351	3.1%
Homes Built 1990 to 1999	378	5.1%	956	2.9%	2,420	3.4%	4,648	2.7%
Homes Built 1980 to 1989	158	2.1%	1,071	3.3%	2,538	3.6%	6,380	3.7%
Homes Built 1970 to 1979	301	4.1%	1,681	5.1%	4,125	5.8%	8,906	5.2%
Homes Built 1960 to 1969	696	9.4%	3,237	9.9%	7,617	10.7%	20,709	12.1%
Homes Built 1950 to 1959	2,411	32.7%	10,560	32.3%	22,299	31.2%	60,310	35.2%
Homes Built 1940 to 1949	1,442	19.6%	5,751	17.6%	10,481	14.7%	25,107	14.7%
Homes Built Before 1939	1,848	25.1%	8,483	26.0%	19,092	26.7%	38,893	22.7%
Median Age of Homes	61.9 yrs		61.6 yrs		60.2 yrs		59.8 yrs	
Home Values (2015)								
Owner Specified Housing Units	5,538		24,614		51,192		134,455	
Home Values \$1,000,000 or More	190	3.4%	774	3.1%	1,950	3.8%	5,305	3.9%
Home Values \$750,000 to \$999,999	167	3.0%	1,024	4.2%	3,016	5.9%	7,974	5.9%
Home Values \$500,000 to \$749,999	510	9.2%	3,635	14.8%	10,238	20.0%	31,416	23.4%
Home Values \$400,000 to \$499,999	1,013	18.3%	5,516	22.4%	12,705	24.8%	37,613	28.0%
Home Values \$300,000 to \$399,999	1,764	31.9%	7,766	31.5%	13,589	26.5%	33,670	25.0%
Home Values \$250,000 to \$299,999	1,068	19.3%	3,169	12.9%	4,911	9.6%	8,067	6.0%
Home Values \$200,000 to \$249,999	542	9.8%	1,490	6.1%	2,408	4.7%	4,287	3.2%
Home Values \$175,000 to \$199,999	64	1.1%	247	1.0%	451	0.9%	956	0.7%
Home Values \$150,000 to \$174,999	74	1.3%	261	1.1%	633	1.2%	1,413	1.1%
Home Values \$125,000 to \$149,999	25	0.4%	179	0.7%	400	0.8%	850	0.6%
Home Values \$100,000 to \$124,999	24	0.4%	137	0.6%	334	0.7%	587	0.4%
Home Values \$90,000 to \$99,999	8	0.1%	26	0.1%	47	0.1%	126	0.1%
Home Values \$80,000 to \$89,999	-	-	32	0.1%	73	0.1%	137	0.1%
Home Values \$70,000 to \$79,999	15	0.3%	29	0.1%	97	0.2%	139	0.1%
Home Values \$60,000 to \$69,999	-	-	11	-	41	0.1%	75	0.1%
Home Values \$50,000 to \$59,999	4	0.1%	18	0.1%	78	0.2%	262	0.2%
Home Values \$35,000 to \$49,999	32	0.6%	110	0.4%	223	0.4%	679	0.5%
Home Values \$25,000 to \$34,999	27	0.5%	66	0.3%	108	0.2%	237	0.2%
Home Values \$10,000 to \$24,999	5	0.1%	34	0.1%	78	0.2%	140	0.1%
Home Values Under \$10,000	16	0.3%	62	0.3%	131	0.3%	361	0.3%
Owner-Occupied Median Home Value	\$343,853		\$388,014		\$428,306		\$454,894	
Renter-Occupied Median Rent	\$1,411		\$1,338		\$1,365		\$1,440	

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465 Nassau Rd

Roosevelt, NY 11575

	1 mi radius	2 mi radius	3 mi radius	5 mi radius
Total Annual Consumer Expenditure (2018)				
Total Household Expenditure	\$567 M	\$2.65 B	\$5.97 B	\$15.1 B
Total Non-Retail Expenditure	\$297 M	\$1.40 B	\$3.17 B	\$8.04 B
Total Retail Expenditure	\$269 M	\$1.25 B	\$2.80 B	\$7.03 B
Apparel	\$20.3 M	\$94.8 M	\$213 M	\$537 M
Contributions	\$27.2 M	\$134 M	\$310 M	\$807 M
Education	\$23.5 M	\$114 M	\$262 M	\$674 M
Entertainment	\$32.2 M	\$151 M	\$340 M	\$861 M
Food and Beverages	\$81.7 M	\$377 M	\$843 M	\$2.11 B
Furnishings and Equipment	\$20.0 M	\$94.6 M	\$214 M	\$544 M
Gifts	\$14.9 M	\$72.5 M	\$166 M	\$429 M
Health Care	\$42.3 M	\$195 M	\$439 M	\$1.10 B
Household Operations	\$17.6 M	\$84.3 M	\$192 M	\$490 M
Miscellaneous Expenses	\$8.02 M	\$37.1 M	\$83.4 M	\$210 M
Personal Care	\$7.32 M	\$34.1 M	\$76.6 M	\$193 M
Personal Insurance	\$4.56 M	\$22.1 M	\$50.4 M	\$130 M
Reading	\$1.24 M	\$5.85 M	\$13.2 M	\$33.5 M
Shelter	\$117 M	\$550 M	\$1.24 B	\$3.14 B
Tobacco	\$3.06 M	\$13.6 M	\$30.1 M	\$73.5 M
Transportation	\$105 M	\$484 M	\$1.08 B	\$2.71 B
Utilities	\$40.5 M	\$186 M	\$415 M	\$1.03 B
Monthly Household Consumer Expenditure (2018)				
Total Household Expenditure	\$6,392	\$6,737	\$6,889	\$7,277
Total Non-Retail Expenditure	\$3,356 52.5%	\$3,564 52.9%	\$3,661 53.1%	\$3,882 53.4%
Total Retail Expenditures	\$3,036 47.5%	\$3,173 47.1%	\$3,227 46.9%	\$3,395 46.6%
Apparel	\$229 3.6%	\$241 3.6%	\$246 3.6%	\$259 3.6%
Contributions	\$307 4.8%	\$341 5.1%	\$358 5.2%	\$390 5.4%
Education	\$265 4.1%	\$291 4.3%	\$303 4.4%	\$326 4.5%
Entertainment	\$363 5.7%	\$384 5.7%	\$393 5.7%	\$416 5.7%
Food and Beverages	\$921 14.4%	\$958 14.2%	\$973 14.1%	\$1,018 14.0%
Furnishings and Equipment	\$226 3.5%	\$240 3.6%	\$247 3.6%	\$263 3.6%
Gifts	\$169 2.6%	\$184 2.7%	\$192 2.8%	\$207 2.9%
Health Care	\$477 7.5%	\$496 7.4%	\$506 7.4%	\$531 7.3%
Household Operations	\$198 3.1%	\$214 3.2%	\$221 3.2%	\$237 3.3%
Miscellaneous Expenses	\$90 1.4%	\$94 1.4%	\$96 1.4%	\$101 1.4%
Personal Care	\$83 1.3%	\$87 1.3%	\$88 1.3%	\$93 1.3%
Personal Insurance	\$51 0.8%	\$56 0.8%	\$58 0.8%	\$63 0.9%
Reading	\$14 0.2%	\$15 0.2%	\$15 0.2%	\$16 0.2%
Shelter	\$1,323 20.7%	\$1,398 20.8%	\$1,433 20.8%	\$1,516 20.8%
Tobacco	\$34 0.5%	\$35 0.5%	\$35 0.5%	\$35 0.5%
Transportation	\$1,185 18.5%	\$1,230 18.3%	\$1,245 18.1%	\$1,307 18.0%
Utilities	\$457 7.1%	\$472 7.0%	\$479 7.0%	\$499 6.9%

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