

Demographic and Income Comparison Profile

1175 Ridge Rd, Webster, New York, 14580 2
 1175 Ridge Rd, Webster, New York, 14580
 Rings: 1, 3, 5 mile radii

Prepared by Caliber Commercial Brokerage
 Latitude: 43.21056
 Longitude: -77.44197

	1 mile	3 miles	5 miles
Census 2010 Summary			
Population	6,788	35,024	66,612
Households	3,231	13,805	26,107
Families	1,730	9,532	18,604
Average Household Size	2.08	2.52	2.53
Owner Occupied Housing Units	1,812	10,298	21,048
Renter Occupied Housing Units	1,419	3,507	5,059
Median Age	43.7	42.3	43.3
2019 Summary			
Population	7,459	37,781	70,395
Households	3,566	14,984	27,848
Families	1,895	10,281	19,612
Average Household Size	2.07	2.51	2.51
Owner Occupied Housing Units	1,784	10,621	21,397
Renter Occupied Housing Units	1,782	4,363	6,451
Median Age	45.5	44.2	45.3
Median Household Income	\$54,271	\$76,501	\$81,168
Average Household Income	\$70,136	\$96,304	\$104,117
2024 Summary			
Population	7,569	38,476	71,270
Households	3,623	15,290	28,274
Families	1,920	10,474	19,843
Average Household Size	2.07	2.50	2.50
Owner Occupied Housing Units	1,811	10,838	21,645
Renter Occupied Housing Units	1,812	4,453	6,629
Median Age	46.1	44.6	45.7
Median Household Income	\$58,822	\$82,553	\$87,835
Average Household Income	\$78,969	\$108,793	\$117,655
Trends: 2019-2024 Annual Rate			
Population	0.29%	0.37%	0.25%
Households	0.32%	0.41%	0.30%
Families	0.26%	0.37%	0.23%
Owner Households	0.30%	0.41%	0.23%
Median Household Income	1.62%	1.53%	1.59%

Source: U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2019 and 2024.

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2019 Households by Income	1 mile		3 miles		5 miles	
	Number	Percent	Number	Percent	Number	Percent
<\$15,000	248	7.0%	944	6.3%	1,402	5.0%
\$15,000 - \$24,999	346	9.7%	1,011	6.7%	1,808	6.5%
\$25,000 - \$34,999	485	13.6%	1,236	8.2%	1,995	7.2%
\$35,000 - \$49,999	525	14.7%	1,583	10.6%	2,726	9.8%
\$50,000 - \$74,999	738	20.7%	2,536	16.9%	4,646	16.7%
\$75,000 - \$99,999	411	11.5%	2,253	15.0%	4,358	15.6%
\$100,000 - \$149,999	550	15.4%	3,024	20.2%	5,705	20.5%
\$150,000 - \$199,999	195	5.5%	1,259	8.4%	2,565	9.2%
\$200,000+	67	1.9%	1,137	7.6%	2,642	9.5%
Median Household Income	\$54,271		\$76,501		\$81,168	
Average Household Income	\$70,136		\$96,304		\$104,117	
Per Capita Income	\$33,703		\$38,876		\$41,341	

2024 Households by Income	Number		Percent		Number		Percent	
	Number	Percent	Number	Percent	Number	Percent	Number	Percent
<\$15,000	221	6.1%	864	5.7%	1,291	4.6%		
\$15,000 - \$24,999	306	8.4%	909	5.9%	1,649	5.8%		
\$25,000 - \$34,999	450	12.4%	1,149	7.5%	1,846	6.5%		
\$35,000 - \$49,999	502	13.9%	1,500	9.8%	2,574	9.1%		
\$50,000 - \$74,999	737	20.3%	2,409	15.8%	4,317	15.3%		
\$75,000 - \$99,999	430	11.9%	2,216	14.5%	4,204	14.9%		
\$100,000 - \$149,999	632	17.4%	3,216	21.0%	5,908	20.9%		
\$150,000 - \$199,999	258	7.1%	1,587	10.4%	3,153	11.2%		
\$200,000+	88	2.4%	1,442	9.4%	3,331	11.8%		
Median Household Income	\$58,822		\$82,553		\$87,835			
Average Household Income	\$78,969		\$108,793		\$117,655			
Per Capita Income	\$37,998		\$43,996		\$46,850			

Data Note: Income is expressed in current dollars.

Source: U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2019 and 2024.

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2010 Population by Age	1 mile		3 miles		5 miles	
	Number	Percent	Number	Percent	Number	Percent
Age 0 - 4	358	5.3%	2,024	5.8%	3,662	5.5%
Age 5 - 9	368	5.4%	2,365	6.8%	4,382	6.6%
Age 10 - 14	359	5.3%	2,496	7.1%	4,893	7.3%
Age 15 - 19	348	5.1%	2,336	6.7%	4,485	6.7%
Age 20 - 24	333	4.9%	1,517	4.3%	2,719	4.1%
Age 25 - 34	865	12.7%	3,322	9.5%	5,761	8.6%
Age 35 - 44	886	13.1%	4,898	14.0%	9,173	13.8%
Age 45 - 54	989	14.6%	5,870	16.8%	11,653	17.5%
Age 55 - 64	841	12.4%	4,636	13.2%	9,154	13.7%
Age 65 - 74	631	9.3%	2,932	8.4%	5,534	8.3%
Age 75 - 84	511	7.5%	1,806	5.2%	3,520	5.3%
Age 85+	298	4.4%	822	2.3%	1,677	2.5%

2019 Population by Age	1 mile		3 miles		5 miles	
	Number	Percent	Number	Percent	Number	Percent
Age 0 - 4	354	4.7%	1,964	5.2%	3,472	4.9%
Age 5 - 9	379	5.1%	2,224	5.9%	4,073	5.8%
Age 10 - 14	381	5.1%	2,484	6.6%	4,770	6.8%
Age 15 - 19	354	4.7%	2,289	6.1%	4,281	6.1%
Age 20 - 24	377	5.1%	1,777	4.7%	3,103	4.4%
Age 25 - 34	884	11.8%	4,031	10.7%	6,985	9.9%
Age 35 - 44	954	12.8%	4,474	11.8%	8,176	11.6%
Age 45 - 54	942	12.6%	5,254	13.9%	10,027	14.2%
Age 55 - 64	1,029	13.8%	5,632	14.9%	10,966	15.6%
Age 65 - 74	876	11.7%	4,274	11.3%	8,106	11.5%
Age 75 - 84	567	7.6%	2,297	6.1%	4,314	6.1%
Age 85+	364	4.9%	1,083	2.9%	2,121	3.0%

2024 Population by Age	1 mile		3 miles		5 miles	
	Number	Percent	Number	Percent	Number	Percent
Age 0 - 4	360	4.8%	1,993	5.2%	3,512	4.9%
Age 5 - 9	370	4.9%	2,201	5.7%	3,989	5.6%
Age 10 - 14	371	4.9%	2,409	6.3%	4,554	6.4%
Age 15 - 19	357	4.7%	2,243	5.8%	4,210	5.9%
Age 20 - 24	387	5.1%	1,689	4.4%	2,888	4.1%
Age 25 - 34	903	11.9%	4,169	10.8%	7,143	10.0%
Age 35 - 44	930	12.3%	4,732	12.3%	8,698	12.2%
Age 45 - 54	908	12.0%	4,804	12.5%	9,062	12.7%
Age 55 - 64	990	13.1%	5,435	14.1%	10,378	14.6%
Age 65 - 74	957	12.6%	4,752	12.3%	9,129	12.8%
Age 75 - 84	672	8.9%	2,906	7.6%	5,457	7.7%
Age 85+	363	4.8%	1,145	3.0%	2,248	3.2%

Source: U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2019 and 2024.

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2010 Race and Ethnicity	1 mile		3 miles		5 miles	
	Number	Percent	Number	Percent	Number	Percent
White Alone	6,133	90.4%	32,253	92.1%	61,960	93.0%
Black Alone	140	2.1%	780	2.2%	1,339	2.0%
American Indian Alone	11	0.2%	56	0.2%	102	0.2%
Asian Alone	334	4.9%	1,133	3.2%	1,889	2.8%
Pacific Islander Alone	2	0.0%	10	0.0%	17	0.0%
Some Other Race Alone	51	0.8%	234	0.7%	365	0.5%
Two or More Races	117	1.7%	558	1.6%	940	1.4%
Hispanic Origin (Any Race)	193	2.8%	1,062	3.0%	1,816	2.7%

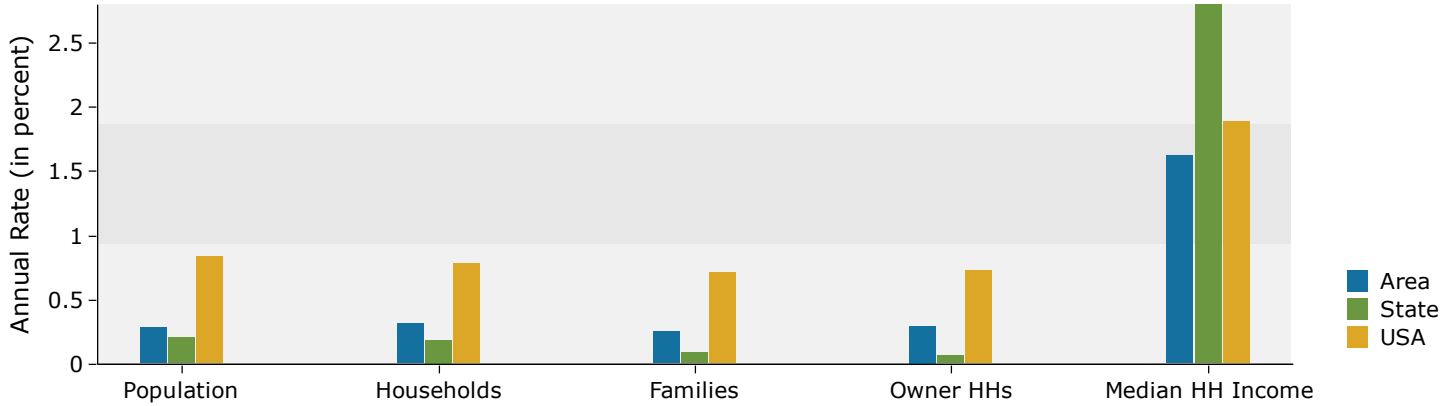
2019 Race and Ethnicity	1 mile		3 miles		5 miles	
	Number	Percent	Number	Percent	Number	Percent
White Alone	6,487	87.0%	33,840	89.6%	63,890	90.8%
Black Alone	196	2.6%	1,046	2.8%	1,773	2.5%
American Indian Alone	15	0.2%	78	0.2%	145	0.2%
Asian Alone	491	6.6%	1,580	4.2%	2,587	3.7%
Pacific Islander Alone	3	0.0%	14	0.0%	24	0.0%
Some Other Race Alone	85	1.1%	376	1.0%	577	0.8%
Two or More Races	182	2.4%	846	2.2%	1,399	2.0%
Hispanic Origin (Any Race)	322	4.3%	1,723	4.6%	2,906	4.1%

2024 Race and Ethnicity	1 mile		3 miles		5 miles	
	Number	Percent	Number	Percent	Number	Percent
White Alone	6,433	85.0%	33,863	88.0%	63,674	89.3%
Black Alone	226	3.0%	1,196	3.1%	2,016	2.8%
American Indian Alone	15	0.2%	83	0.2%	162	0.2%
Asian Alone	569	7.5%	1,841	4.8%	3,010	4.2%
Pacific Islander Alone	3	0.0%	15	0.0%	26	0.0%
Some Other Race Alone	104	1.4%	459	1.2%	701	1.0%
Two or More Races	218	2.9%	1,020	2.7%	1,681	2.4%
Hispanic Origin (Any Race)	405	5.4%	2,166	5.6%	3,645	5.1%

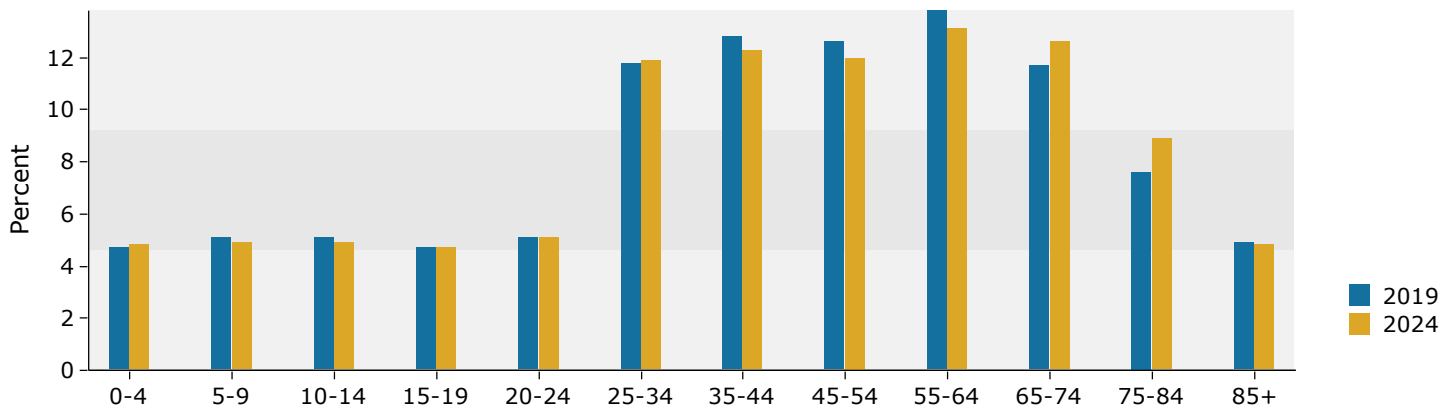
Source: U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2019 and 2024.

1 mile

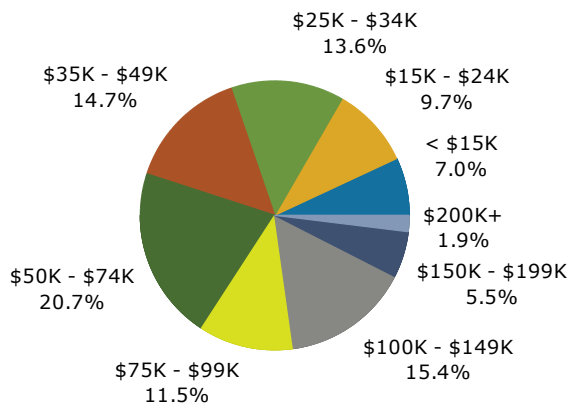
Trends 2019-2024



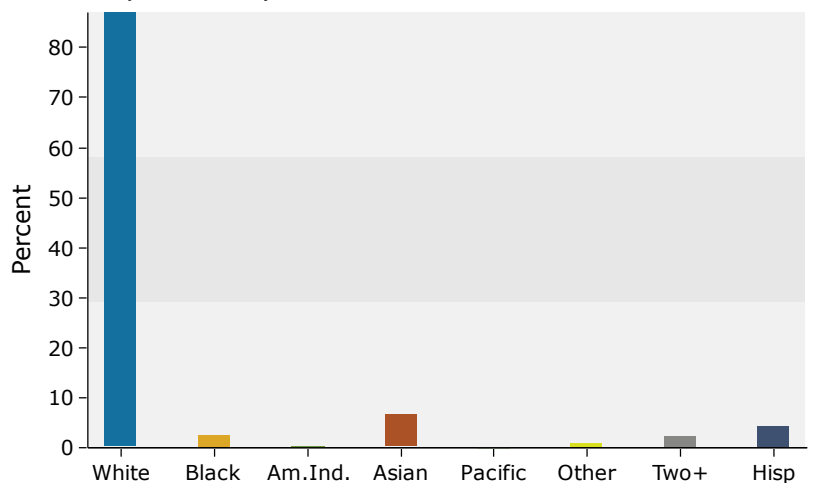
Population by Age



2019 Household Income



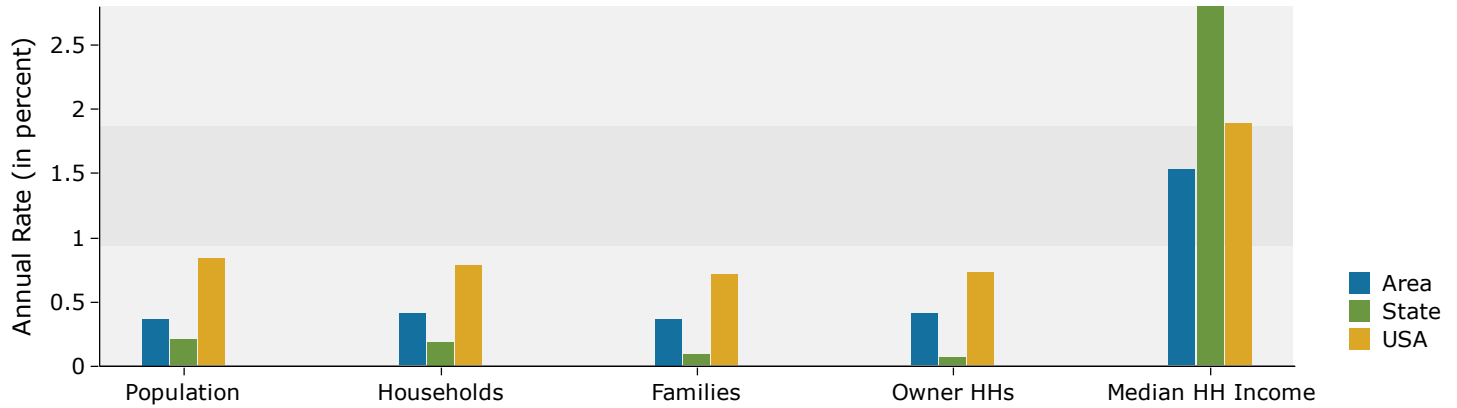
2019 Population by Race



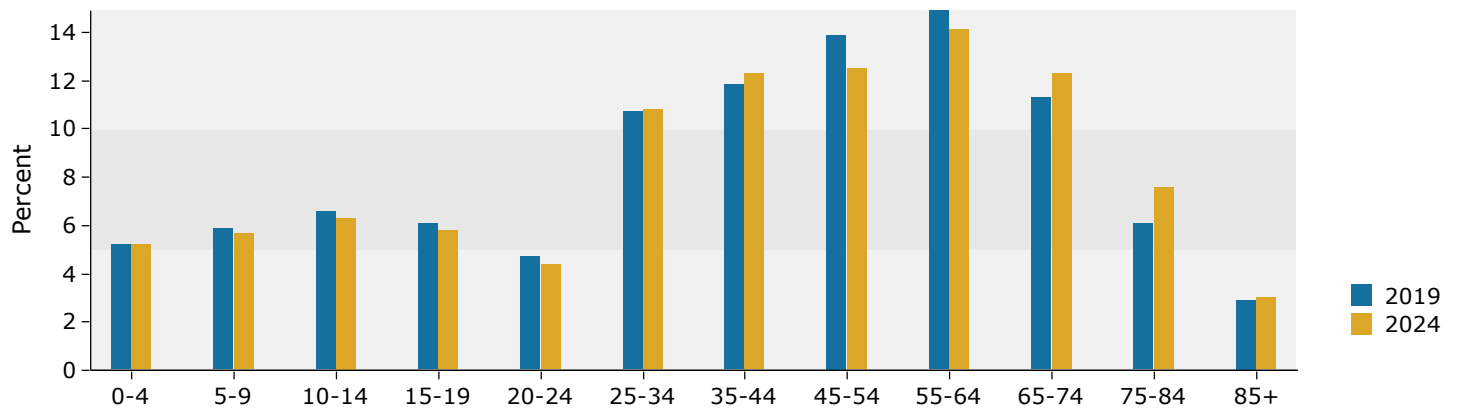
Source: U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2019 and 2024.

3 miles

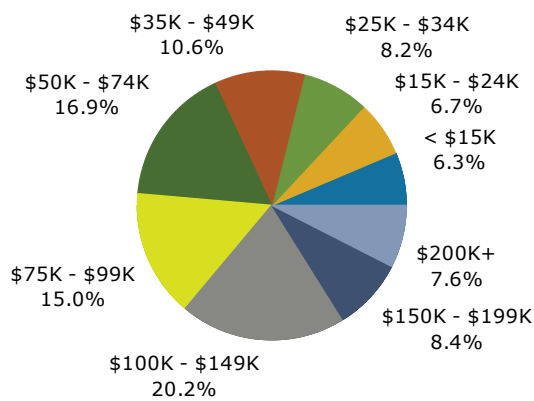
Trends 2019-2024



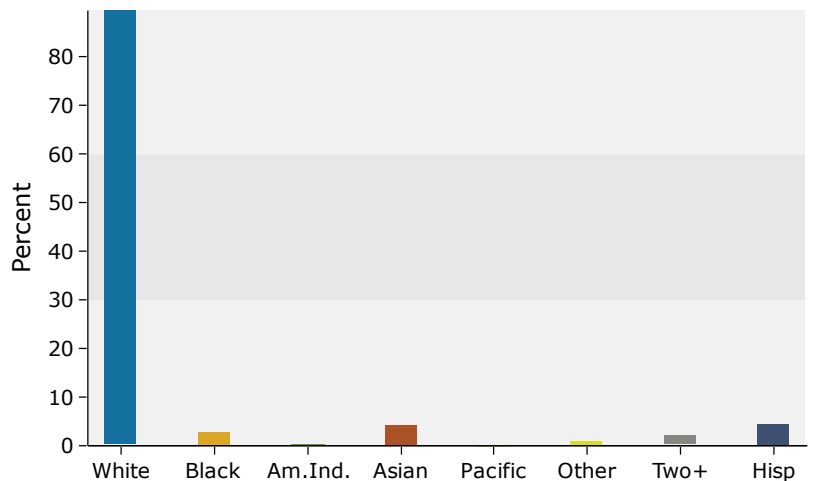
Population by Age



2019 Household Income



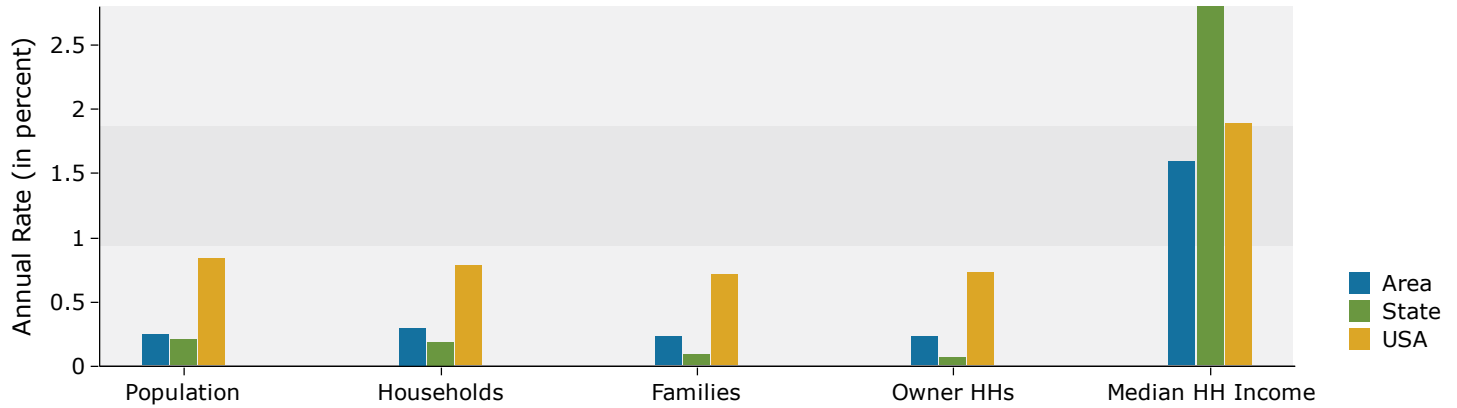
2019 Population by Race



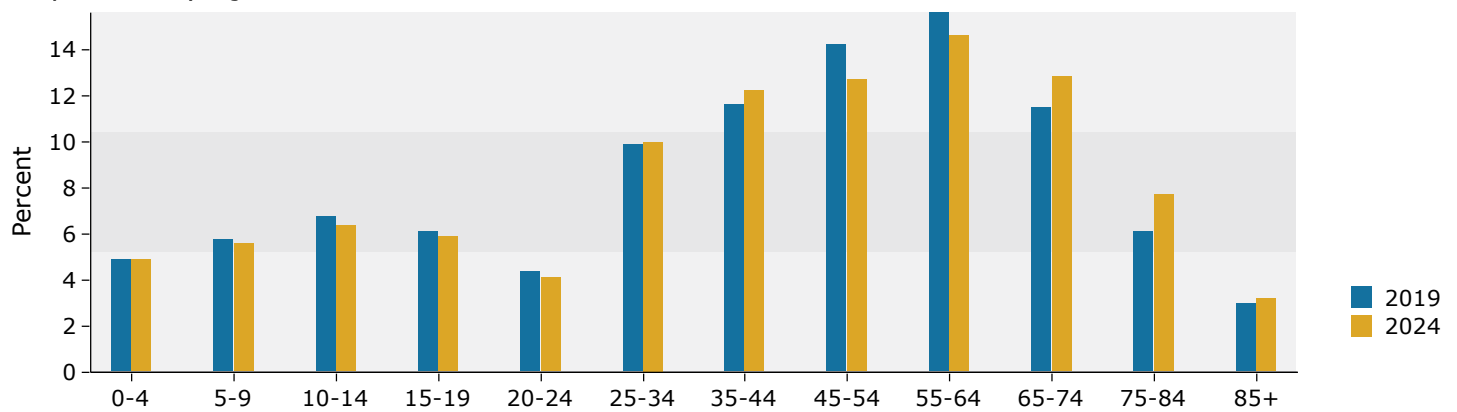
Source: U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2019 and 2024.

5 miles

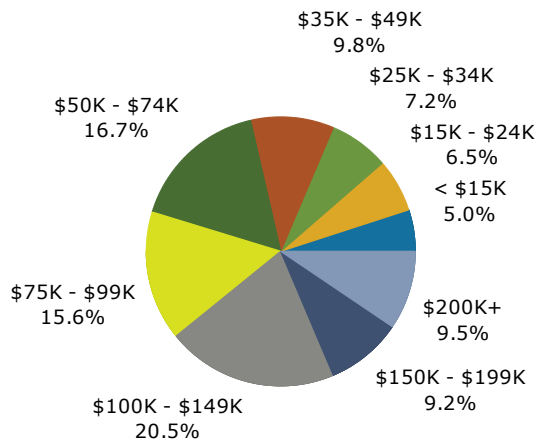
Trends 2019-2024



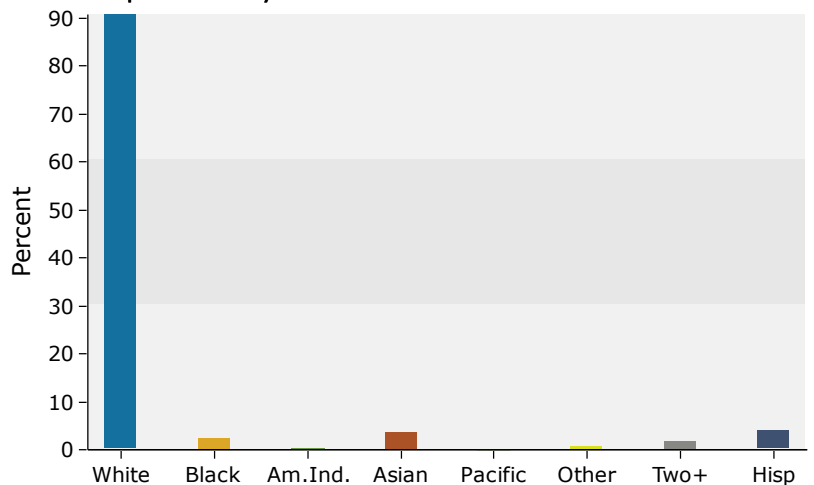
Population by Age



2019 Household Income



2019 Population by Race



Source: U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2019 and 2024.