

Audience Profile

Jan 1 - Dec 31, 2023

Meadowbrook Commons

210 Sunrise Hwy, Freeport, NY 11520

Benchmark: Nationwide

● 1 Mile

● 3 Mile

● 5 Mile

Overview

Population	25,349		172,308		423,682	
Households	7,826		54,427		135,645	
Persons per Household	3.22	124	3.15	122	3.09	120
Household Median Income	\$85,799.84	123	\$125,468.67	180	\$119,694.05	172
Household Median Disposable Income	\$71,507.05	119	\$100,848	168	\$95,991.09	160
Household Median Discretionary Income	\$41,624.67	97	\$66,419.18	155	\$63,744.06	149
Average Income Per Person	\$33,112.63	89	\$48,224.04	129	\$47,535.52	127
Median Rent	\$1,680.67	32	\$1,925.88	152	\$1,864.65	147
Median House Value	\$640,529.25	156	\$700,412.21	170	\$712,147.23	173
Households in Poverty	725 (9.3%)	73	2,744 (5%)	40	9,095 (6.7%)	53
Household Median Wealth	\$72,801.05	93	\$103,696.95	132	\$98,372.22	125
Average Age	39.98	100	41.61	104	41.62	104
Median Age	38.61	100	41.37	108	41.3	107
Households with Children	2,424 (31%)	112	17,428 (32%)	116	43,630 (32.2%)	117
High School Graduate or Higher	14,251 (80.6%)	91	109,986 (90.3%)	102	267,147 (89.3%)	101

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

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	1 Mile		3 Mile		5 Mile	
Bachelor's Degree or Higher	4,926 (27.9%)	84	50,922 (41.8%)	126	119,890 (40.1%)	121
Pop density (per sq mi)	6,779		7,730		7,928	
Area (based on blockgroups)	4		22		53	

Population

Population 2022 Q4	25,349		172,308		423,682	
Population 2022 Q3	25,379		172,667		424,453	
Population 2022 Q2	25,345		172,564		423,730	
Population 2022 Q1	25,573		172,826		423,673	
Population 2021 Q4	25,595		172,788		423,476	
Population 2021 Q3	25,596		172,721		422,983	
Population 2021 Q2	25,595		172,459		421,990	
Population 2021 Q1	25,597		172,478		422,185	
Population 2020 Q4	25,566		172,365		422,192	
Population 5 Years Forecast	25,005		170,665		421,914	
Population 10 Years Forecast	24,709		169,075		419,176	
Persons per Household	3.22	124	3.15	122	3.09	120

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Group Quarters	174	(0.7%)	29	867	(0.5%)	22	4,475	(1.1%)	45
Transient Population - Average Last 4 Quarters							251	(<0.5%)	5

Households

Households 2022 Q4	7,826		54,427		135,645
Households 2022 Q3	7,831		54,539		135,886
Households 2022 Q2	7,822		54,511		135,653
Households 2022 Q1	7,889		54,587		135,625
Households 2021 Q4	7,899		54,588		135,573
Households 2021 Q3	7,895		54,565		135,434
Households 2021 Q2	7,895		54,499		135,209
Households 2021 Q1	7,897		54,502		135,274
Households 2020 Q4	7,888		54,467		135,288
Households 5 Years Forecast	7,720		53,877		135,080
Households 10 Years Forecast	7,629		53,367		134,217

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Gender

Male	12,460	(49.2%)	100	83,518	(48.5%)	99	205,672	(48.5%)	99
Female	12,889	(50.8%)	100	88,790	(51.5%)	101	218,010	(51.5%)	101

Ethnicity

Hispanic (Ethnic)	10,851	(42.8%)	236	39,200	(22.7%)	126	93,804	(22.1%)	122
White	7,356	(29%)	47	84,777	(49.2%)	84	223,390	(52.7%)	86
Black	5,960	(23.5%)	199	39,375	(22.9%)	193	81,666	(19.3%)	163
Other	694	(2.7%)	76	4,357	(2.5%)	70	9,337	(2.2%)	61
Asian	488	(1.9%)	38	4,599	(2.7%)	53	15,485	(3.7%)	72

Household by Ethnicity

Hispanic (Ethnic)	2,894	(37%)	249	10,735	(19.7%)	133	26,398	(19.5%)	31
White	2,546	(32.5%)	51	29,208	(53.7%)	84	77,080	(56.8%)	89
Black	1,609	(20.6%)	183	10,270	(18.9%)	168	21,344	(15.7%)	140
Other	657	(8.4%)	154	3,202	(5.9%)	108	6,703	(4.9%)	91
Asian	120	(1.5%)	35	1,012	(1.9%)	42	4,120	(3%)	69

Households Income

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

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	1 Mile		3 Mile		5 Mile	
Household Average Income	\$106,658.6	110	\$152,085.94	156	\$147,423.09	151
Average Income Per Person	\$33,112.63	89	\$48,224.04	129	\$47,535.52	127
Household Median Income	\$85,799.84	123	\$125,468.67	180	\$119,694.05	172
<\$15K	575 (7.3%)	8	2,182 (4%)	44	6,143 (4.5%)	50
\$15K - \$25K	611 (7.8%)	101	2,279 (4.2%)	54	5,770 (4.3%)	55
\$25K - \$35K	374 (4.8%)	59	1,680 (3.1%)	38	5,328 (3.9%)	49
\$35K - \$50K	713 (9.1%)	8	3,262 (6%)	52	8,851 (6.5%)	57
\$50K - \$75K	1,147 (14.7%)	87	6,141 (11.3%)	67	15,395 (11.3%)	67
\$75K - \$100K	1,069 (13.7%)	105	5,741 (10.5%)	8	14,996 (11.1%)	85
\$100K - \$150K	1,407 (18%)	109	11,084 (20.4%)	123	26,965 (19.9%)	120
\$150K - \$175K	594 (7.6%)	145	5,498 (10.1%)	192	13,417 (9.9%)	188
\$175K - \$200K	692 (8.8%)	164	7,823 (14.4%)	266	17,921 (13.2%)	245
\$200K - \$250K	360 (4.6%)	123	4,889 (9%)	241	11,680 (8.6%)	231
\$250K - \$500K	155 (2%)	124	2,096 (3.9%)	242	5,002 (3.7%)	231
>\$500K	129 (1.6%)	124	1,752 (3.2%)	241	4,177 (3.1%)	231

Disposable Households Income

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

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	1 Mile		3 Mile		5 Mile	
Household Average Disposable Income	\$82,219.72	111	\$106,655.62	144	\$103,574.68	140
Household Median Disposable Income	\$71,507.05	119	\$100,848	168	\$95,991.09	160
<\$15K	649 (8.3%)	83	2,379 (4.4%)	44	6,718 (5%)	50
\$15K - \$25K	627 (8%)	88	2,533 (4.7%)	51	6,816 (5%)	55
\$25K - \$35K	585 (7.5%)	8	2,263 (4.2%)	45	6,510 (4.8%)	52
\$35K - \$50K	969 (12.4%)	92	4,419 (8.1%)	60	11,634 (8.6%)	64
\$50K - \$75K	1,273 (16.3%)	88	7,642 (14%)	76	19,325 (14.2%)	7
\$75K - \$100K	1,165 (14.9%)	107	7,714 (14.2%)	102	19,442 (14.3%)	103
\$100K - \$150K	1,583 (20.2%)	129	14,977 (27.5%)	175	36,267 (26.7%)	170
\$150K - \$175K	519 (6.6%)	138	6,281 (11.5%)	240	14,066 (10.4%)	215
\$175K - \$200K	113 (1.4%)	93	1,511 (2.8%)	178	3,628 (2.7%)	172
\$200K - \$250K	136 (1.7%)	114	1,897 (3.5%)	229	4,516 (3.3%)	218
\$250K - \$500K	190 (2.4%)	116	2,591 (4.8%)	227	6,181 (4.6%)	217
>\$500K	17 (<0.5%)	118	220 (<0.5%)	220	542 (<0.5%)	218

Discretionary Households Income

Household Average Discretionary Income	\$47,911.36	92	\$69,831.74	135	\$67,520.38	30
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Household Median Discretionary Income	\$41,624.67	97	\$66,419.18	155	\$63,744.06	149
<\$10K	999 (12.8%)	125	2,750 (5.1%)	49	8,301 (6.1%)	60
\$10K - \$20K	885 (11.3%)	87	3,862 (7.1%)	55	10,701 (7.9%)	61
\$20K - \$30K	1,024 (13.1%)	105	4,264 (7.8%)	63	11,236 (8.3%)	66
\$30K - \$40K	849 (10.8%)	96	4,413 (8.1%)	71	11,127 (8.2%)	72
\$40K - \$50K	973 (12.4%)	130	4,549 (8.4%)	87	11,421 (8.4%)	88
\$50K - \$75K	1,381 (17.6%)	98	10,691 (19.6%)	109	26,255 (19.4%)	107
\$75K - \$100K	907 (11.6%)	109	9,561 (17.6%)	166	23,161 (17.1%)	161
\$100K - \$125K	609 (7.8%)	115	8,775 (16.1%)	238	19,824 (14.6%)	216
\$125K - \$150K	199 (2.5%)	58	4,257 (7.8%)	178	11,105 (8.2%)	186
>\$150K			1,305 (2.4%)	95	2,514 (1.9%)	74

Households Income by Ethnicity

Average Income - White	\$109,850.35	126	\$124,446.66	143	\$122,630.86	141
Median Income - White	\$108,192.95	142	\$138,895.31	183	\$134,052.57	176
Average Income - Black	\$90,585.03	148	\$116,504.28	190	\$105,401.39	172
Median Income - Black	\$84,318.49	176	\$117,608.65	246	\$103,255.92	216

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Average Income - Asian	\$110,720.26 (107)	\$138,363.58 (34)	\$132,502.39 (28)
Median Income - Asian	\$144,999.2 (146)	\$163,189.92 (165)	\$150,000 (152)
Average Income - Hispanic	\$82,350.89 (116)	\$105,960.61 (149)	\$103,677.03 (146)
Median Income - Hispanic	\$67,290.01 (114)	\$102,933.75 (174)	\$97,617.13 (165)
Average Income - Other	\$87,819.04 (111)	\$114,949.71 (146)	\$105,476.86 (34)
Median Income - Other	\$80,650.46 (120)	\$119,861.36 (178)	\$102,144.13 (151)

Age

Average Age	39.98 (100)	41.61 (104)	41.62 (104)
Median Age	38.61 (100)	41.37 (108)	41.3 (107)
0-4	1,496 (5.9%) (97)	9,229 (5.4%) (88)	22,815 (5.4%) (88)
5-13	2,721 (10.7%) (97)	17,076 (9.9%) (90)	42,083 (9.9%) (90)
14-17	1,223 (4.8%) (98)	8,011 (4.6%) (94)	19,839 (4.7%) (95)
18-21	1,217 (4.8%) (8)	8,835 (5.1%) (85)	22,397 (5.3%) (88)
22-24	1,006 (4%) (97)	7,323 (4.2%) (104)	17,486 (4.1%) (101)
25-29	1,745 (6.9%) (106)	12,026 (7%) (108)	28,763 (6.8%) (105)
30-34	1,769 (7%) (114)	10,921 (6.3%) (104)	26,703 (6.3%) (103)

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35-39	1,657	(6.5%)	109	9,542	(5.5%)	92	24,139	(5.7%)	95
40-44	1,602	(6.3%)	104	9,298	(5.4%)	89	23,500	(5.5%)	91
45-49	1,627	(6.4%)	107	10,018	(5.8%)	97	24,559	(5.8%)	96
50-54	1,659	(6.5%)	107	11,325	(6.6%)	107	27,411	(6.5%)	106
55-59	1,745	(6.9%)	107	12,710	(7.4%)	115	30,656	(7.2%)	113
60-64	1,726	(6.8%)	105	12,787	(7.4%)	115	30,939	(7.3%)	113
65-69	1,456	(5.7%)	98	11,144	(6.5%)	111	27,368	(6.5%)	111
70-74	1,111	(4.4%)	91	8,896	(5.2%)	107	21,837	(5.2%)	107
75-79	759	(3%)	85	6,266	(3.6%)	103	15,297	(3.6%)	103
80-84	470	(1.9%)	83	3,816	(2.2%)	99	9,469	(2.2%)	100
85+	360	(1.4%)	83	3,085	(1.8%)	104	8,421	(2%)	116

Age - Male

Male Average Age	38.52		99	40.14		103	40.1		103
Male Median Age	37.1		100	38.43		104	38.43		104
0-4	770	(6.2%)	97	4,725	(5.7%)	89	11,681	(5.7%)	90
5-13	1,395	(11.2%)	98	8,740	(10.5%)	91	21,495	(10.5%)	91

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14-17	628	(5%)	98	4,102	(4.9%)	96	10,114	(4.9%)	96
18-21	632	(5.1%)	97	4,462	(5.3%)	86	11,413	(5.5%)	89
22-24	528	(4.2%)	97	3,707	(4.4%)	102	8,951	(4.4%)	100
25-29	909	(7.3%)	107	6,169	(7.4%)	108	14,803	(7.2%)	105
30-34	916	(7.4%)	115	5,652	(6.8%)	106	13,771	(6.7%)	105
35-39	863	(6.9%)	113	4,898	(5.9%)	95	12,355	(6%)	98
40-44	818	(6.6%)	107	4,627	(5.5%)	90	11,792	(5.7%)	93
45-49	805	(6.5%)	107	4,818	(5.8%)	96	11,972	(5.8%)	96
50-54	805	(6.5%)	106	5,397	(6.5%)	106	13,109	(6.4%)	104
55-59	828	(6.6%)	105	5,984	(7.2%)	113	14,463	(7%)	111
60-64	798	(6.4%)	102	5,936	(7.1%)	113	14,483	(7%)	112
65-69	661	(5.3%)	95	5,078	(6.1%)	109	12,652	(6.2%)	111
70-74	485	(3.9%)	87	4,014	(4.8%)	107	9,894	(4.8%)	108
75-79	320	(2.6%)	92	2,723	(3.3%)	104	6,540	(3.2%)	101
80-84	185	(1.5%)	92	1,502	(1.8%)	97	3,658	(1.8%)	96
85+	114	(0.9%)	92	984	(1.2%)	104	2,526	(1.2%)	109

Age - Female

Female Average Age	41.38		100	42.98		104	43.05		104
Female Median Age	41.28		101	43.33		106	43.2		106
0-4	726	(5.6%)	96	4,504	(5.1%)	87	11,134	(5.1%)	87
5-13	1,326	(10.3%)	97	8,336	(9.4%)	89	20,588	(9.4%)	89
14-17	595	(4.6%)	97	3,909	(4.4%)	93	9,725	(4.5%)	94
18-21	585	(4.5%)	97	4,373	(4.9%)	84	10,984	(5%)	86
22-24	478	(3.7%)	96	3,616	(4.1%)	105	8,535	(3.9%)	101
25-29	836	(6.5%)	106	5,857	(6.6%)	108	13,960	(6.4%)	105
30-34	853	(6.6%)	114	5,269	(5.9%)	102	12,932	(5.9%)	102
35-39	794	(6.2%)	105	4,644	(5.2%)	89	11,784	(5.4%)	92
40-44	784	(6.1%)	101	4,671	(5.3%)	87	11,708	(5.4%)	89
45-49	822	(6.4%)	106	5,200	(5.9%)	98	12,587	(5.8%)	96
50-54	854	(6.6%)	108	5,928	(6.7%)	109	14,302	(6.6%)	107
55-59	917	(7.1%)	110	6,726	(7.6%)	117	16,193	(7.4%)	115
60-64	928	(7.2%)	109	6,851	(7.7%)	117	16,456	(7.5%)	114
65-69	795	(6.2%)	101	6,066	(6.8%)	112	14,716	(6.8%)	110
70-74	626	(4.9%)	94	4,882	(5.5%)	107	11,943	(5.5%)	106
75-79	439	(3.4%)	88	3,543	(4%)	103	8,757	(4%)	104
80-84	285	(2.2%)	86	2,314	(2.6%)	101	5,811	(2.7%)	103
85+	246	(1.9%)	84	2,101	(2.4%)	104	5,895	(2.7%)	118

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Employment by Occupation

Occupation	1 Mile	3 Mile	5 Mile
Total Employees (16+ Years Old)	13,301	93,350	226,198
Professional Specialty	3,105 (23.3%)	25,790 (27.6%)	60,777 (26.9%)
Office Admin	1,773 (13.3%)	10,848 (11.6%)	25,717 (11.4%)
Production & Transportation	1,732 (13%)	8,241 (8.8%)	20,144 (8.9%)
Managerial/Executive	1,697 (12.8%)	15,914 (17%)	37,861 (16.7%)
Sales	1,060 (8%)	9,333 (10%)	23,186 (10.3%)
Construction	1,007 (7.6%)	6,649 (7.1%)	16,738 (7.4%)
Building Maintenance & Cleaning	965 (7.3%)	3,456 (3.7%)	9,050 (4%)
Food Preparation & Serving	582 (4.4%)	3,204 (3.4%)	9,626 (4.3%)
Healthcare support	508 (3.8%)	3,226 (3.5%)	8,133 (3.6%)
Personal Care	458 (3.4%)	2,612 (2.8%)	6,358 (2.8%)
Protective	400 (3%)	3,831 (4.1%)	8,298 (3.7%)
Farming, Fishing & Forestry	14 (<0.5%)	246 (<0.5%)	310 (<0.5%)

Employment by Industry

Total Employees (16+ Years Old)	13,301	93,350	226,198
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Educational Services	3,903	(29.3%)	126	29,364	(31.5%)	135	68,890	(30.5%)	31
Wholesale Retail	2,032	(15.3%)	113	11,682	(12.5%)	93	28,518	(12.6%)	94
Administrative/Waste Services	1,054	(7.9%)	190	3,506	(3.8%)	90	8,781	(3.9%)	93
Transportation	1,001	(7.5%)	33	6,133	(6.6%)	116	14,657	(6.5%)	115
Agriculture/Mining/Construction	938	(7.1%)	8	5,890	(6.3%)	75	15,767	(7%)	8
Entertainment Services	857	(6.4%)	71	5,497	(5.9%)	65	15,470	(6.8%)	76
Financial, Insurance & Real Estate	714	(5.4%)	8	7,666	(8.2%)	124	19,402	(8.6%)	30
Professional Services	691	(5.2%)	69	7,936	(8.5%)	114	18,315	(8.1%)	108
Public Administration	677	(5.1%)	106	5,796	(6.2%)	129	12,462	(5.5%)	115
Other Professional Services	615	(4.6%)	97	3,396	(3.6%)	76	8,816	(3.9%)	8
Manufacturing	500	(3.8%)	37	3,848	(4.1%)	41	9,157	(4%)	40
Information	272	(2%)	109	2,552	(2.7%)	146	5,732	(2.5%)	35
Management Services	47	(<0.5%)	252	84	(<0.5%)	64	231	(<0.5%)	75

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Language Spoken

Language Spoken	Count	Percentage	1 Mile	Count	Percentage	3 Mile	Count	Percentage	5 Mile
Speak English at Home	13,787	(57.8%)	74	118,841	(72.9%)	93	290,192	(72.4%)	93
Speak Spanish at Home	8,818	(37%)	265	31,595	(19.4%)	139	75,721	(18.9%)	136
Speak Other Language at Home	1,248	(5.2%)	65	12,643	(7.8%)	96	34,954	(8.7%)	108

Ancestry

Ancestry	Count	Percentage	1 Mile	Count	Percentage	3 Mile	Count	Percentage	5 Mile
Other	7,167	(28.3%)	30	46,840	(27.2%)	125	106,870	(25.2%)	116
Central American	3,656	(14.4%)	972	13,389	(7.8%)	524	37,075	(8.8%)	590
Dominican	3,021	(11.9%)	2096	8,016	(4.7%)	818	14,466	(3.4%)	600
Unclassified	2,348	(9.3%)	55	23,623	(13.7%)	8	53,631	(12.7%)	76
Puerto Rican	1,416	(5.6%)	218	6,163	(3.6%)	139	13,243	(3.1%)	122
Italian	1,358	(5.4%)	179	17,283	(10%)	335	48,999	(11.6%)	387
Other Hispanic	1,082	(4.3%)	324	4,483	(2.6%)	197	9,654	(2.3%)	173
South American	1,042	(4.1%)	385	4,515	(2.6%)	246	13,656	(3.2%)	302
Scottish/Irish	947	(3.7%)	55	12,307	(7.1%)	105	34,240	(8.1%)	119
Other European (e.g. Greek/Russian)	630	(2.5%)	7	8,938	(5.2%)	161	20,541	(4.8%)	151
German	581	(2.3%)	29	7,322	(4.2%)	53	18,613	(4.4%)	55

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

Audience Profile

Jan 1 - Dec 31, 2023

Meadowbrook Commons

210 Sunrise Hwy, Freeport, NY 11520

Benchmark: Nationwide

	1 Mile		3 Mile		5 Mile	
Cuban	396	(1.6%)	1,120	(0.6%)	2,233	(0.5%)
American	309	(1.2%)	4,210	(2.4%)	10,247	(2.4%)
Polish	250	(1%)	3,219	(1.9%)	8,510	(2%)
Mexican	238	(0.9%)	1,514	(0.9%)	3,477	(0.8%)
South Central Asian (e.g. Indian)	164	(0.6%)	1,908	(1.1%)	7,530	(1.8%)
Other Asian	133	(0.5%)	313	(<0.5%)	724	(<0.5%)
British	131	(0.5%)	1,855	(1.1%)	5,165	(1.2%)
Chinese	88	(<0.5%)	1,113	(0.6%)	3,322	(0.8%)
Native American (Indian/Eskimo)	85	(<0.5%)	332	(<0.5%)	637	(<0.5%)
Korean	64	(<0.5%)	579	(<0.5%)	1,317	(<0.5%)
Scandinavian	62	(<0.5%)	781	(<0.5%)	2,190	(0.5%)
French	57	(<0.5%)	549	(<0.5%)	1,539	(<0.5%)
Middle Eastern	53	(<0.5%)	987	(0.6%)	2,487	(0.6%)
South East Asian (e.g. Vietnamese)	39	(<0.5%)	657	(<0.5%)	2,390	(0.6%)
Dutch	20	(<0.5%)	228	(<0.5%)	638	(<0.5%)
Hawaiian/Pacific Islander	12	(<0.5%)	35	(<0.5%)	86	(<0.5%)

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Audience Profile

Jan 1 - Dec 31, 2023

Meadowbrook Commons

210 Sunrise Hwy, Freeport, NY 11520

Benchmark: Nationwide

	1 Mile	3 Mile	5 Mile
Japanese	29 (<0.5%)	7	202 (<0.5%)

Education (Age 25+)

	1 Mile	3 Mile	5 Mile
Total Educated Population	17,686	121,834	299,062
Elementary (0 to 8 Years)	2,169 (12.3%)	6,686 (5.5%)	17,463 (5.8%)
Some High School (9 to 11 Years)	1,266 (7.2%)	5,162 (4.2%)	14,452 (4.8%)
High School Graduate (12 Years)	4,818 (27.2%)	29,516 (24.2%)	73,987 (24.7%)
Some College (13 to 16 Years)	2,815 (15.9%)	18,754 (15.4%)	47,421 (15.9%)
Associates Degree Only	1,692 (9.6%)	10,794 (8.9%)	25,849 (8.6%)
Bachelor's Degree Only	2,913 (16.5%)	29,017 (23.8%)	67,675 (22.6%)
Graduate Degree	2,013 (11.4%)	21,905 (18%)	52,215 (17.5%)

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Audience Profile

Jan 1 - Dec 31, 2023

Meadowbrook Commons

210 Sunrise Hwy, Freeport, NY 11520

Benchmark: Nationwide



Household Type

Household Type	1 Mile	3 Mile	5 Mile
Households	7,826	54,427	135,645
One Person Households	1,692 (21.6%)	9,285 (17.1%)	25,735 (19%)
Married Couple	3,523 (45%)	32,311 (59.4%)	77,320 (57%)
Male Householder	554 (7.1%)	2,814 (5.2%)	6,884 (5.1%)
Female Householder	1,825 (23.3%)	7,746 (14.2%)	20,564 (15.2%)
Non Family Households	232 (3%)	2,271 (4.2%)	5,142 (3.8%)

Household Size

Household Size	1 Mile	3 Mile	5 Mile
Households	7,826	54,427	135,645
1 Person Household	1,692 (21.6%)	9,285 (17.1%)	25,735 (19%)
2 Person Household	1,795 (22.9%)	14,378 (26.4%)	35,656 (26.3%)
3 Person Household	1,345 (17.2%)	10,319 (19%)	24,957 (18.4%)
4 Person Household	1,291 (16.5%)	10,415 (19.1%)	24,746 (18.2%)
5 Person Household	786 (10%)	5,299 (9.7%)	13,074 (9.6%)
6 Person Household	405 (5.2%)	2,264 (4.2%)	5,664 (4.2%)
7+ Person Household	512 (6.5%)	2,467 (4.5%)	5,813 (4.3%)

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

Audience Profile

Jan 1 - Dec 31, 2023

Meadowbrook Commons

210 Sunrise Hwy, Freeport, NY 11520

Benchmark: Nationwide

● 1 Mile ● 3 Mile ● 5 Mile

Housing Units

Total Housing Units	8,113	56,273	140,487
Owner Occupied Housing	4,562	44,543	106,622
Renter Occupied Housing	3,264	9,884	29,023
Vacant Housing	287	1,846	4,842

Housing Rent

Average Rent	\$1,756.3	\$1,979.77	\$1,902.62
Median Rent	\$1,680.67	\$1,925.88	\$1,864.65
Total Cash Rents Housing	3,145	9,090	27,203
<\$300	91 (2.9%)	195 (2.1%)	959 (3.5%)
\$300-\$500	106 (3.4%)	373 (4.1%)	1,086 (4%)
\$500-\$750	155 (4.9%)	444 (4.9%)	1,280 (4.7%)
\$750-\$1000	195 (6.2%)	441 (4.9%)	1,501 (5.5%)
\$1000-\$1500	662 (21%)	1,213 (13.3%)	3,863 (14.2%)
\$1500-\$2000	1,006 (32%)	2,206 (24.3%)	6,736 (24.8%)
\$2000-\$2500	420 (13.4%)	1,760 (19.4%)	5,353 (19.7%)

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

Audience Profile

Jan 1 - Dec 31, 2023

Meadowbrook Commons

210 Sunrise Hwy, Freeport, NY 11520

Benchmark: Nationwide

	1 Mile		3 Mile		5 Mile				
\$2500-\$3000	199	(6.3%)	156	1,079	(11.9%)	292	2,828	(10.4%)	256
\$3000-\$3500	93	(3%)	149	642	(7.1%)	355	1,723	(6.3%)	319
>\$3500	218	(6.9%)	323	737	(8.1%)	378	1,874	(6.9%)	321

Value of Owner-Occupied Housing Units

Average House Value	\$645,782.98	122	\$751,454.25	142	\$759,250.24	144			
Median House Value	\$640,529.25	156	\$700,412.21	170	\$712,147.23	173			
Owner Occupied Housing	4,562		44,543		106,622				
<\$100K	49	(1.1%)	11	428	(1%)	10	1,230	(1.2%)	12
\$100K - \$200K	200	(4.4%)	32	466	(1%)	8	884	(0.8%)	6
\$200K - \$300K	188	(4.1%)	29	750	(1.7%)	12	2,074	(1.9%)	14
\$300K - \$400K	298	(6.5%)	56	1,999	(4.5%)	38	4,059	(3.8%)	33
\$400K - \$500K	537	(11.8%)	124	4,772	(10.7%)	112	10,484	(9.8%)	103
\$500K - \$1000K	2,690	(59%)	228	27,730	(62.3%)	241	66,967	(62.8%)	243
>\$1000K	600	(13.2%)	84	8,398	(18.9%)	120	20,924	(19.6%)	125

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Audience Profile

Jan 1 - Dec 31, 2023

Meadowbrook Commons

210 Sunrise Hwy, Freeport, NY 11520

Benchmark: Nationwide

● 1 Mile ● 3 Mile ● 5 Mile

Poverty

Households in Poverty	725	(9.3%)	72	2,744	(5%)	40	9,095	(6.7%)	53
Households Above Poverty	7,101	(90.7%)	104	51,683	(95%)	109	126,550	(93.3%)	107
Households in Poverty (Married)	60	(0.8%)	34	606	(1.1%)	50	1,826	(1.3%)	61
Households in Poverty (Male Householder)	44	(0.6%)	88	59	(<0.5%)	17	368	(<0.5%)	42
Households in Poverty (Female Householder)	223	(2.8%)	93	696	(1.3%)	42	2,359	(1.7%)	57
Households in Poverty (Non-Family)	384	(4.9%)	8	1,311	(2.4%)	40	4,219	(3.1%)	51
Households in Poverty (Non-Family Student)	14	(<0.5%)	29	72	(<0.5%)	21	323	(<0.5%)	38

Wealth per Household

Household Average Wealth	\$231,284.82	97	\$269,804.1	114	\$264,693.7	112			
Household Median Wealth	\$72,801.05	93	\$103,696.95	132	\$98,372.22	125			
<\$0K	1,416	(18.1%)	103	8,505	(15.6%)	89	21,651	(16%)	91
\$0K - \$5K	726	(9.3%)	107	3,867	(7.1%)	8	10,033	(7.4%)	85
\$5K - \$10K	373	(4.8%)	103	2,146	(3.9%)	86	5,496	(4.1%)	88
\$10K - \$25K	502	(6.4%)	100	3,188	(5.9%)	91	8,055	(5.9%)	93
\$25K - \$50K	533	(6.8%)	99	3,632	(6.7%)	97	9,073	(6.7%)	98

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Audience Profile

Jan 1 - Dec 31, 2023

Meadowbrook Commons

210 Sunrise Hwy, Freeport, NY 11520

Benchmark: Nationwide

	1 Mile		3 Mile		5 Mile	
\$50K - \$100K	796	(10.2%)	5,621	(10.3%)	13,969	(10.3%)
\$100K - \$250K	1,384	(17.7%)	10,326	(19%)	25,494	(18.8%)
\$250K - \$500K	994	(12.7%)	7,846	(14.4%)	19,242	(14.2%)
>\$500K	1,102	(14.1%)	9,296	(17.1%)	22,632	(16.7%)

Vehicles per Household

Total Number of Vehicles	12,514		107,949		260,605	
Average Number of Vehicles	1.6		1.98		1.92	
No Vehicles	1,136	(14.5%)	3,125	(5.7%)	10,402	(7.7%)
1 Vehicle	2,624	(33.5%)	14,234	(26.2%)	37,376	(27.6%)
2 Vehicles	2,893	(37%)	23,454	(43.1%)	54,756	(40.4%)
3 or more Vehicles	1,173	(15%)	13,614	(25%)	33,111	(24.4%)

Population Change

Births	297		1,977		4,813
Deaths	197		1,548		3,810
Migration	-346		-909		-797

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

Audience Profile

Jan 1 - Dec 31, 2023

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210 Sunrise Hwy, Freeport, NY 11520

Benchmark: Nationwide

● 1 Mile

● 3 Mile

● 5 Mile

Workplace

Total Businesses	1,202	4,962	11,941
Total Employees	11,105	42,747	125,358

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