Complete Profile

Breslin Realty
DEVELOPMENT CORP.

2010-2020 Census, 2023 Estimates with 2028 Projections
Calculated using Weighted Block Centroid from Block Groups

Lat/Lon: 40.6369/-73.6399

3051 Long Beach Rd Oceanside, NY 11572	1 mi radius		3 mi radius		5 mi radius	
Population						
Estimated Population (2023)	24,135		159,697		450,679	
Projected Population (2028)	23,940		159,098		450,728	
Census Population (2020)	24,145		159,743		451,557	
Census Population (2010)	23,649		152,775		426,481	
Projected Annual Growth (2023-2028)	-195	-0.2%	-599	-	49	-
Historical Annual Growth (2020-2023)	-10	-	-47	-	-878	-
Historical Annual Growth (2010-2020)	497	0.2%	6,968	0.5%	25,076	0.6%
Estimated Population Density (2023)	7,686	psm	5,651	psm	5,741	psm
Trade Area Size	3.1	sq mi	28.3	sq mi	78.5	sq mi
Households						
Estimated Households (2023)	8,363		55,906		148,543	
Projected Households (2028)	8,455		56,816		151,279	
Census Households (2020)	8,267		55,269		147,002	
Census Households (2010)	8,258		54,303		143,620	
Projected Annual Growth (2023-2028)	92	0.2%	910	0.3%	2,736	0.4%
Historical Annual Change (2010-2023)	105	-	1,602	0.2%	4,923	0.3%
Average Household Income						
Estimated Average Household Income (2023)	$174,088		$185,710		$174,969	
Projected Average Household Income (2028)	$184,260		$195,713		$183,924	
Census Average Household Income (2010)	$106,135		$109,671		$104,392	
Census Average Household Income (2000)	$87,193		$88,567		$83,781	
Projected Annual Change (2023-2028)	$10,172	1.2%	$10,003	1.1%	$8,955	1.0%
Historical Annual Change (2000-2023)	$86,895	4.3%	$97,143	4.8%	$91,189	4.7%
Median Household Income						
Estimated Median Household Income (2023)	$154,849		$151,728		$146,653	
Projected Median Household Income (2028)	$157,566		$155,336		$149,695	
Census Median Household Income (2010)	$92,706		$92,426		$87,960	
Census Median Household Income (2000)	$75,232		$73,303		$69,110	
Projected Annual Change (2023-2028)	$2,718	0.4%	$3,608	0.5%	$3,043	0.4%
Historical Annual Change (2000-2023)	$79,616	4.6%	$78,425	4.7%	$77,543	4.9%
Per Capita Income						
Estimated Per Capita Income (2023)	$60,357		$65,106		$57,769	
Projected Per Capita Income (2028)	$65,113		$69,986		$61,831	
Census Per Capita Income (2010)	$37,061		$38,984		$35,155	
Census Per Capita Income (2000)	$29,524		$30,935		$28,334	
Projected Annual Change (2023-2028)	$4,756	1.6%	$4,880	1.5%	$4,062	1.4%
Historical Annual Change (2000-2023)	$30,833	4.5%	$34,171	4.8%	$29,435	4.5%
Estimated Average Household Net Worth (2023)	$2.27 M		$2.18 M		$2.08 M	

Complete Profile

2010-2020 Census, 2023 Estimates with 2028 Projections

Calculated using Weighted Block Centroid from Block Groups

Breslin Realty
DEVELOPMENT CORP.

Lat/Lon: 40.6369/-73.6399

3051 Long Beach Rd Oceanside, NY 11572	1 mi radius		3 mi radius		5 mi radius	
Race and Ethnicity						
Total Population (2023)	24,135		159,697		450,679	
White (2023)	19,004	78.7%	99,737	62.5%	235,676	52.3%
Black or African American (2023)	988	4.1%	26,557	16.6%	102,493	22.7%
American Indian or Alaska Native (2023)	45	0.2%	544	0.3%	1,979	0.4%
Asian (2023)	1,203	5.0%	8,297	5.2%	29,510	6.5%
Hawaiian or Pacific Islander (2023)	2	-	30	-	145	-
Other Race (2023)	1,234	5.1%	12,219	7.7%	47,039	10.4%
Two or More Races (2023)	1,660	6.9%	12,313	7.7%	33,838	7.5%
Population < 18 (2023)	4,967	20.6%	33,889	21.2%	99,902	22.2%
White Not Hispanic	3,467	69.8%	17,194	50.7%	41,115	41.2%
Black or African American	148	3.0%	6,393	18.9%	24,342	24.4%
Asian	216	4.4%	1,460	4.3%	5,886	5.9%
Other Race Not Hispanic	164	3.3%	1,333	3.9%	3,808	3.8%
Hispanic	971	19.6%	7,509	22.2%	24,752	24.8%
Not Hispanic or Latino Population (2023)	20,605	85.4%	130,859	81.9%	357,524	79.3%
Not Hispanic White	18,166	88.2%	94,503	72.2%	221,439	61.9%
Not Hispanic Black or African American	898	4.4%	25,254	19.3%	98,321	27.5%
Not Hispanic American Indian or Alaska Native	9	-	92	-	341	-
Not Hispanic Asian	1,185	5.8%	8,132	6.2%	29,070	8.1%
Not Hispanic Hawaiian or Pacific Islander	1	-	11	-	62	-
Not Hispanic Other Race	67	0.3%	652	0.5%	2,361	0.7%
Not Hispanic Two or More Races	281	1.4%	2,214	1.7%	5,930	1.7%
Hispanic or Latino Population (2023)	3,530	14.6%	28,838	18.1%	93,155	20.7%
Hispanic White	838	23.7%	5,234	18.2%	14,237	15.3%
Hispanic Black or African American	90	2.6%	1,303	4.5%	4,172	4.5%
Hispanic American Indian or Alaska Native	36	1.0%	451	1.6%	1,638	1.8%
Hispanic Asian	18	0.5%	165	0.6%	440	0.5%
Hispanic Hawaiian or Pacific Islander	1	-	19	-	83	-
Hispanic Other Race	1,167	33.1%	11,567	40.1%	44,678	48.0%
Hispanic Two or More Races	1,379	39.1%	10,099	35.0%	27,908	30.0%
Not Hispanic or Latino Population (2020)	20,536	85.1%	128,501	80.4%	346,249	76.7%
Hispanic or Latino Population (2020)	3,609	14.9%	31,242	19.6%	105,309	23.3%
Not Hispanic or Latino Population (2010)	21,276	90.0%	129,996	85.1%	345,642	81.0%
Hispanic or Latino Population (2010)	2,372	10.0%	22,779	14.9%	80,839	19.0%
Not Hispanic or Latino Population (2028)	20,439	85.4%	130,316	81.9%	356,943	79.2%
Hispanic or Latino Population (2028)	3,501	14.6%	28,782	18.1%	93,784	20.8%
Projected Annual Growth (2023-2028)	-28	-0.2%	-56	-	630	0.1%
Historical Annual Growth (2010-2020)	1,237	5.2%	8,463	3.7%	24,469	3.0%

Complete Profile

2010-2020 Census, 2023 Estimates with 2028 Projections
Calculated using Weighted Block Centroid from Block Groups

Lat/Lon: 40.6369/-73.6399

3051 Long Beach Rd **Oceanside, NY 11572**	**1 mi radius**		**3 mi radius**		**5 mi radius**	
Total Age Distribution (2023)						
Total Population	24,135		159,697		450,679	
Age Under 5 Years	1,163	4.8%	8,258	5.2%	25,574	5.7%
Age 5 to 9 Years	1,346	5.6%	9,377	5.9%	27,277	6.1%
Age 10 to 14 Years	1,473	6.1%	9,938	6.2%	28,899	6.4%
Age 15 to 19 Years	1,488	6.2%	9,676	6.1%	28,078	6.2%
Age 20 to 24 Years	1,415	5.9%	8,939	5.6%	26,874	6.0%
Age 25 to 29 Years	1,417	5.9%	9,496	5.9%	28,497	6.3%
Age 30 to 34 Years	1,331	5.5%	9,151	5.7%	27,445	6.1%
Age 35 to 39 Years	1,396	5.8%	9,771	6.1%	27,888	6.2%
Age 40 to 44 Years	1,456	6.0%	10,027	6.3%	27,873	6.2%
Age 45 to 49 Years	1,435	5.9%	10,050	6.3%	27,794	6.2%
Age 50 to 54 Years	1,751	7.3%	11,539	7.2%	31,279	6.9%
Age 55 to 59 Years	1,846	7.6%	12,127	7.6%	33,493	7.4%
Age 60 to 64 Years	1,870	7.7%	11,665	7.3%	31,483	7.0%
Age 65 to 69 Years	1,518	6.3%	9,527	6.0%	25,252	5.6%
Age 70 to 74 Years	1,302	5.4%	7,634	4.8%	20,265	4.5%
Age 75 to 79 Years	826	3.4%	5,016	3.1%	13,435	3.0%
Age 80 to 84 Years	540	2.2%	3,425	2.1%	8,991	2.0%
Age 85 Years or Over	563	2.3%	4,081	2.6%	10,282	2.3%
Median Age	42.6		41.9		40.1	
Age 19 Years or Less	5,470	22.7%	37,249	23.3%	109,828	24.4%
Age 20 to 64 Years	13,917	57.7%	92,765	58.1%	262,626	58.3%
Age 65 Years or Over	4,748	19.7%	29,684	18.6%	78,225	17.4%
Female Age Distribution (2023)						
Female Population	12,311	51.0%	82,231	51.5%	229,711	51.0%
Age Under 5 Years	555	4.5%	4,006	4.9%	12,365	5.4%
Age 5 to 9 Years	663	5.4%	4,506	5.5%	13,155	5.7%
Age 10 to 14 Years	725	5.9%	4,893	6.0%	14,031	6.1%
Age 15 to 19 Years	712	5.8%	4,701	5.7%	13,485	5.9%
Age 20 to 24 Years	671	5.5%	4,476	5.4%	13,344	5.8%
Age 25 to 29 Years	686	5.6%	4,775	5.8%	14,067	6.1%
Age 30 to 34 Years	667	5.4%	4,672	5.7%	13,692	6.0%
Age 35 to 39 Years	721	5.9%	5,040	6.1%	14,010	6.1%
Age 40 to 44 Years	727	5.9%	5,052	6.1%	13,926	6.1%
Age 45 to 49 Years	746	6.1%	5,081	6.2%	13,919	6.1%
Age 50 to 54 Years	893	7.3%	5,952	7.2%	16,172	7.0%
Age 55 to 59 Years	923	7.5%	6,253	7.6%	17,175	7.5%
Age 60 to 64 Years	976	7.9%	6,020	7.3%	16,252	7.1%
Age 65 to 69 Years	799	6.5%	5,049	6.1%	13,282	5.8%
Age 70 to 74 Years	697	5.7%	4,079	5.0%	10,990	4.8%
Age 75 to 79 Years	460	3.7%	2,875	3.5%	7,665	3.3%
Age 80 to 84 Years	317	2.6%	2,052	2.5%	5,361	2.3%
Age 85 Years or Over	371	3.0%	2,748	3.3%	6,819	3.0%
Female Median Age	44.2		43.3		41.6	
Age 19 Years or Less	2,656	21.6%	18,107	22.0%	53,037	23.1%
Age 20 to 64 Years	7,010	56.9%	47,322	57.5%	132,558	57.7%
Age 65 Years or Over	2,645	21.5%	16,802	20.4%	44,117	19.2%

Lat/Lon: 40.6369/-73.6399

3051 Long Beach Rd Oceanside, NY 11572	1 mi radius		3 mi radius		5 mi radius	
Male Age Distribution (2023)						
Male Population	11,824	49.0%	77,466	48.5%	220,967	49.0%
Age Under 5 Years	608	5.1%	4,251	5.5%	13,208	6.0%
Age 5 to 9 Years	683	5.8%	4,871	6.3%	14,122	6.4%
Age 10 to 14 Years	748	6.3%	5,045	6.5%	14,868	6.7%
Age 15 to 19 Years	775	6.6%	4,975	6.4%	14,593	6.6%
Age 20 to 24 Years	744	6.3%	4,463	5.8%	13,531	6.1%
Age 25 to 29 Years	731	6.2%	4,721	6.1%	14,430	6.5%
Age 30 to 34 Years	664	5.6%	4,479	5.8%	13,753	6.2%
Age 35 to 39 Years	675	5.7%	4,731	6.1%	13,879	6.3%
Age 40 to 44 Years	729	6.2%	4,975	6.4%	13,947	6.3%
Age 45 to 49 Years	689	5.8%	4,969	6.4%	13,874	6.3%
Age 50 to 54 Years	858	7.3%	5,587	7.2%	15,106	6.8%
Age 55 to 59 Years	923	7.8%	5,874	7.6%	16,318	7.4%
Age 60 to 64 Years	894	7.6%	5,645	7.3%	15,230	6.9%
Age 65 to 69 Years	719	6.1%	4,479	5.8%	11,970	5.4%
Age 70 to 74 Years	605	5.1%	3,556	4.6%	9,275	4.2%
Age 75 to 79 Years	366	3.1%	2,141	2.8%	5,769	2.6%
Age 80 to 84 Years	222	1.9%	1,373	1.8%	3,630	1.6%
Age 85 Years or Over	192	1.6%	1,333	1.7%	3,463	1.6%
Male Median Age	41.0		40.4		38.6	
Age 19 Years or Less	2,814	23.8%	19,142	24.7%	56,792	25.7%
Age 20 to 64 Years	6,906	58.4%	45,443	58.7%	130,068	58.9%
Age 65 Years or Over	2,104	17.8%	12,881	16.6%	34,107	15.4%
Males per 100 Females (2023)						
Overall Comparison	96		94		96	
Age Under 5 Years	110	52.3%	106	51.5%	107	51.6%
Age 5 to 9 Years	103	50.7%	108	51.9%	107	51.8%
Age 10 to 14 Years	103	50.8%	103	50.8%	106	51.4%
Age 15 to 19 Years	109	52.1%	106	51.4%	108	52.0%
Age 20 to 24 Years	111	52.6%	100	49.9%	101	50.3%
Age 25 to 29 Years	107	51.6%	99	49.7%	103	50.6%
Age 30 to 34 Years	100	49.9%	96	48.9%	100	50.1%
Age 35 to 39 Years	94	48.3%	94	48.4%	99	49.8%
Age 40 to 44 Years	100	50.1%	98	49.6%	100	50.0%
Age 45 to 49 Years	92	48.0%	98	49.4%	100	49.9%
Age 50 to 54 Years	96	49.0%	94	48.4%	93	48.3%
Age 55 to 59 Years	100	50.0%	94	48.4%	95	48.7%
Age 60 to 64 Years	92	47.8%	94	48.4%	94	48.4%
Age 65 to 69 Years	90	47.4%	89	47.0%	90	47.4%
Age 70 to 74 Years	87	46.4%	87	46.6%	84	45.8%
Age 75 to 79 Years	80	44.3%	74	42.7%	75	42.9%
Age 80 to 84 Years	70	41.2%	67	40.1%	68	40.4%
Age 85 Years or Over	52	34.1%	49	32.7%	51	33.7%
Age 19 Years or Less	106	51.4%	106	51.4%	107	51.7%
Age 20 to 39 Years	103	50.6%	97	49.2%	101	50.2%
Age 40 to 64 Years	96	49.0%	95	48.8%	96	49.0%
Age 65 Years or Over	80	44.3%	77	43.4%	77	43.6%

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Complete Profile

2010-2020 Census, 2023 Estimates with 2028 Projections

Calculated using Weighted Block Centroid from Block Groups

Lat/Lon: 40.6369/-73.6399

3051 Long Beach Rd Oceanside, NY 11572	1 mi radius		3 mi radius		5 mi radius	
Household Type (2023)						
Total Households	8,363		55,906		148,543	
Households with Children	2,768	33.1%	18,127	32.4%	50,002	33.7%
Average Household Size	2.9		2.8		3.0	
Household Density per Square Mile	2,663		1,978		1,892	
Population Family	21,633	89.6%	137,977	86.4%	392,208	87.0%
Population Non-Family	2,378	9.9%	19,894	12.5%	53,088	11.8%
Population Group Quarters	124	0.5%	1,826	1.1%	5,383	1.2%
Family Households	6,518	77.9%	40,171	71.9%	107,977	72.7%
Married Couple Households	5,357	82.2%	31,064	77.3%	78,036	72.3%
Other Family Households with Children	1,161	17.8%	9,107	22.7%	29,941	27.7%
Family Households with Children	2,768	42.5%	18,114	45.1%	49,941	46.3%
Married Couple with Children	2,302	83.2%	13,774	76.0%	35,611	71.3%
Other Family Households with Children	466	16.8%	4,340	24.0%	14,330	28.7%
Family Households No Children	3,749	57.5%	22,057	54.9%	58,036	53.7%
Married Couple No Children	3,055	81.5%	17,290	78.4%	42,424	73.1%
Other Family Households No Children	694	18.5%	4,766	21.6%	15,611	26.9%
Non-Family Households	1,845	22.1%	15,734	28.1%	40,565	27.3%
Non-Family Households with Children	-	-	12	-	61	0.1%
Non-Family Households No Children	1,845	100.0%	15,722	99.9%	40,505	99.9%
Average Family Household Size	3.3		3.4		3.6	
Average Family Income	$193,209		$224,210		$205,800	
Median Family Income	$180,985		$187,150		$174,834	
Average Non-Family Household Size	1.3		1.3		1.3	
Marital Status (2023)						
Population Age 15 Years or Over	20,152		132,124		368,929	
Never Married	5,189	25.7%	42,670	32.3%	128,464	34.8%
Currently Married	11,765	58.4%	65,925	49.9%	173,289	47.0%
Previously Married	3,199	15.9%	23,529	17.8%	67,176	18.2%
Separated	946	29.6%	6,282	26.7%	19,198	28.6%
Widowed	1,255	39.2%	8,556	36.4%	22,110	32.9%
Divorced	999	31.2%	8,692	36.9%	25,868	38.5%
Educational Attainment (2023)						
Adult Population Age 25 Years or Over	17,250		113,509		313,976	
Elementary (Grade Level 0 to 8)	512	3.0%	3,991	3.5%	14,322	4.6%
Some High School (Grade Level 9 to 11)	357	2.1%	3,267	2.9%	11,721	3.7%
High School Graduate	4,259	24.7%	25,662	22.6%	73,089	23.3%
Some College	2,170	12.6%	16,414	14.5%	46,876	14.9%
Associate Degree Only	1,360	7.9%	9,574	8.4%	25,747	8.2%
Bachelor Degree Only	4,164	24.1%	29,771	26.2%	78,510	25.0%
Graduate Degree	4,427	25.7%	24,829	21.9%	63,712	20.3%
Any College (Some College or Higher)	12,121	70.3%	80,588	71.0%	214,844	68.4%
College Degree + (Bachelor Degree or Higher)	8,591	49.8%	54,600	48.1%	142,222	45.3%

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Lat/Lon: 40.6369/-73.6399

3051 Long Beach Rd **Oceanside, NY 11572**	**1 mi radius**		**3 mi radius**		**5 mi radius**	
Housing						
Total Housing Units (2023)	8,634		58,275		156,290	
Total Housing Units (2020)	8,526		57,485		154,231	
Historical Annual Growth (2020-2023)	109	-	790	-	2,059	-
Housing Units Occupied (2023)	8,363	96.9%	55,906	95.9%	148,543	95.0%
Housing Units Owner-Occupied	7,232	86.5%	42,987	76.9%	109,129	73.5%
Housing Units Renter-Occupied	1,131	13.5%	12,919	23.1%	39,414	26.5%
Housing Units Vacant (2023)	271	3.1%	2,369	4.1%	7,747	5.0%
Household Size (2023)						
Total Households	8,363		55,906		148,543	
1 Person Households	1,575	18.8%	13,430	24.0%	33,961	22.9%
2 Person Households	2,782	33.3%	16,832	30.1%	41,987	28.3%
3 Person Households	1,643	19.6%	9,700	17.4%	25,714	17.3%
4 Person Households	1,476	17.6%	9,095	16.3%	23,616	15.9%
5 Person Households	617	7.4%	4,356	7.8%	12,855	8.7%
6 Person Households	195	2.3%	1,585	2.8%	5,613	3.8%
7 or More Person Households	75	0.9%	907	1.6%	4,797	3.2%
Household Income Distribution (2023)						
HH Income $200,000 or More	2,966	35.5%	18,812	33.6%	46,984	31.6%
HH Income $150,000 to $199,999	1,280	15.3%	8,900	15.9%	22,787	15.3%
HH Income $125,000 to $149,999	630	7.5%	4,366	7.8%	12,915	8.7%
HH Income $100,000 to $124,999	707	8.5%	5,268	9.4%	14,467	9.7%
HH Income $75,000 to $99,999	898	10.7%	5,327	9.5%	14,648	9.9%
HH Income $50,000 to $74,999	644	7.7%	5,019	9.0%	13,951	9.4%
HH Income $35,000 to $49,999	456	5.5%	2,440	4.4%	7,617	5.1%
HH Income $25,000 to $34,999	225	2.7%	1,600	2.9%	4,579	3.1%
HH Income $15,000 to $24,999	337	4.0%	1,884	3.4%	4,601	3.1%
HH Income $10,000 to $14,999	81	1.0%	835	1.5%	2,415	1.6%
HH Income Under $10,000	139	1.7%	1,455	2.6%	3,579	2.4%
Household Vehicles (2023)						
Households 0 Vehicles Available	476	5.7%	4,086	7.3%	11,944	8.0%
Households 1 Vehicle Available	2,551	30.5%	19,208	34.4%	51,151	34.4%
Households 2 Vehicles Available	3,421	40.9%	21,511	38.5%	56,098	37.8%
Households 3 or More Vehicles Available	1,915	22.9%	11,101	19.9%	29,350	19.8%
Total Vehicles Available	15,780		100,109		264,226	
Average Vehicles per Household	1.9		1.8		1.8	
Owner-Occupied Household Vehicles	14,514	92.0%	84,839	84.7%	215,778	81.7%
Average Vehicles per Owner-Occupied Household	2.0		2.0		2.0	
Renter-Occupied Household Vehicles	1,266	8.0%	15,270	15.3%	48,448	18.3%
Average Vehicles per Renter-Occupied Household	1.1		1.2		1.2	
Travel Time (2023)						
Worker Base Age 16 years or Over	13,005		84,177		236,850	
Travel to Work in 14 Minutes or Less	2,640	20.3%	13,086	15.5%	34,457	14.5%
Travel to Work in 15 to 29 Minutes	2,044	15.7%	17,109	20.3%	51,496	21.7%
Travel to Work in 30 to 59 Minutes	3,683	28.3%	22,377	26.6%	66,617	28.1%
Travel to Work in 60 Minutes or More	1,753	13.5%	11,866	14.1%	34,464	14.6%
Work at Home	2,884	22.2%	19,738	23.4%	49,817	21.0%
Average Minutes Travel to Work	29.1		29.5		29.9	

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Lat/Lon: 40.6369/-73.6399

3051 Long Beach Rd Oceanside, NY 11572	1 mi radius		3 mi radius		5 mi radius	
Transportation To Work (2023)						
Worker Base Age 16 years or Over	13,005		84,177		236,850	
Drive to Work Alone	8,033	*61.8%*	49,895	*59.3%*	140,571	*59.4%*
Drive to Work in Carpool	825	*6.3%*	5,289	*6.3%*	16,426	*6.9%*
Travel to Work by Public Transportation	944	*7.3%*	6,812	*8.1%*	21,960	*9.3%*
Drive to Work on Motorcycle	-	-	13	-	74	-
Bicycle to Work	5	-	86	*0.1%*	241	*0.1%*
Walk to Work	244	*1.9%*	1,471	*1.7%*	4,720	*2.0%*
Other Means	69	*0.5%*	875	*1.0%*	3,041	*1.3%*
Work at Home	2,884	*22.2%*	19,738	*23.4%*	49,817	*21.0%*
Daytime Demographics (2023)						
Total Businesses	1,125		7,730		20,411	
Total Employees	7,646		53,988		145,003	
Company Headquarter Businesses	37	*3.3%*	257	*3.3%*	643	*3.2%*
Company Headquarter Employees	597	*7.8%*	6,669	*12.4%*	17,125	*11.8%*
Employee Population per Business	6.8	to 1	7.0	to 1	7.1	to 1
Residential Population per Business	21.4	to 1	20.7	to 1	22.1	to 1
Adj. Daytime Demographics Age 16 Years or Over	14,487		99,760		270,933	
Labor Force						
Labor Population Age 16 Years or Over (2023)	19,848		129,960		362,952	
Labor Force Total Males (2023)	9,623	*48.5%*	62,217	*47.9%*	175,728	*48.4%*
Male Civilian Employed	6,523	*67.8%*	43,160	*69.4%*	121,732	69.3%
Male Civilian Unemployed	336	*3.5%*	1,727	*2.8%*	4,547	*2.6%*
Males in Armed Forces	-	-	9	-	101	-
Males Not in Labor Force	2,764	*28.7%*	17,321	*27.8%*	49,348	*28.1%*
Labor Force Total Females (2023)	10,224	*51.5%*	67,744	*52.1%*	187,224	*51.6%*
Female Civilian Employed	6,483	*63.4%*	41,019	*60.6%*	115,147	*61.5%*
Female Civilian Unemployed	250	*2.4%*	1,568	*2.3%*	3,870	*2.1%*
Females in Armed Forces	-	-	-	-	43	-
Females Not in Labor Force	3,491	*34.1%*	25,157	*37.1%*	68,164	*36.4%*
Unemployment Rate	586	*3.0%*	3,295	*2.5%*	8,417	*2.3%*
Occupation (2023)						
Occupation Population Age 16 Years or Over	13,005		84,177		236,850	
Occupation Total Males	6,522	*50.2%*	43,158	*51.3%*	121,705	*51.4%*
Occupation Total Females	6,483	49.8%	41,019	48.7%	115,146	48.6%
Management, Business, Financial Operations	2,443	18.8%	17,017	20.2%	42,574	18.0%
Professional, Related	4,122	31.7%	26,812	31.9%	73,503	31.0%
Service	2,232	*17.2%*	12,158	*14.4%*	39,589	*16.7%*
Sales, Office	2,695	*20.7%*	16,054	*19.1%*	44,667	*18.9%*
Farming, Fishing, Forestry	4	-	27	-	181	-
Construction, Extraction, Maintenance	841	*6.5%*	5,531	*6.6%*	16,278	*6.9%*
Production, Transport, Material Moving	668	*5.1%*	6,578	*7.8%*	20,058	*8.5%*
White Collar Workers	9,260	*71.2%*	59,882	*71.1%*	160,744	*67.9%*
Blue Collar Workers	3,745	*28.8%*	24,295	*28.9%*	76,106	*32.1%*

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Complete Profile

Breslin Realty
DEVELOPMENT CORP.

2010-2020 Census, 2023 Estimates with 2028 Projections
Calculated using Weighted Block Centroid from Block Groups

Lat/Lon: 40.6369/-73.6399

3051 Long Beach Rd **Oceanside, NY 11572**	**1 mi radius**		**3 mi radius**		**5 mi radius**	
Units In Structure (2023)						
Total Units	8,363		55,906		148,543	
1 Detached Unit	6,694	*80.0%*	39,669	*71.0%*	101,390	*68.3%*
1 Attached Unit	282	*3.4%*	1,419	*2.5%*	4,114	*2.8%*
2 Units	460	*5.5%*	3,992	*7.1%*	12,369	*8.3%*
3 to 4 Units	112	*1.3%*	1,247	*2.2%*	4,135	*2.8%*
5 to 9 Units	152	*1.8%*	1,013	*1.8%*	2,899	*2.0%*
10 to 19 Units	207	*2.5%*	1,567	*2.8%*	3,833	*2.6%*
20 to 49 Units	152	*1.8%*	2,393	*4.3%*	6,512	*4.4%*
50 or More Units	304	*3.6%*	4,584	*8.2%*	13,098	*8.8%*
Mobile Home or Trailer	-	-	20	-	126	-
Other Structure	-	-	1	-	65	-
Homes Built By Year (2023)						
Homes Built 2020 or later	9	*0.1%*	65	*0.1%*	234	*0.1%*
Homes Built 2010 to 2019	110	*1.3%*	1,490	*2.6%*	4,695	*3.0%*
Homes Built 2000 to 2009	145	*1.7%*	1,425	*2.4%*	3,987	*2.6%*
Homes Built 1990 to 1999	146	*1.7%*	891	*1.5%*	3,075	*2.0%*
Homes Built 1980 to 1989	545	*6.3%*	2,630	*4.5%*	6,909	*4.4%*
Homes Built 1970 to 1979	458	*5.3%*	3,300	*5.7%*	8,874	*5.7%*
Homes Built 1960 to 1969	1,259	*14.6%*	8,142	*14.0%*	21,337	*13.7%*
Homes Built 1950 to 1959	3,172	*36.7%*	13,928	*23.9%*	38,785	*24.8%*
Homes Built 1940 to 1949	778	*9.0%*	6,399	*11.0%*	20,277	*13.0%*
Homes Built Before 1939	1,742	*20.2%*	17,636	*30.3%*	40,369	*25.8%*
Median Age of Homes	68.1	*yrs*	69.8	*yrs*	68.6	*yrs*
Home Values (2023)						
Owner Specified Housing Units	7,232		42,987		109,129	
Home Values $1,000,000 or More	296	*4.1%*	2,621	*6.1%*	7,603	*7.0%*
Home Values $750,000 to $999,999	929	*12.8%*	5,740	*13.4%*	16,016	*14.7%*
Home Values $500,000 to $749,999	3,781	*52.3%*	20,114	*46.8%*	46,522	*42.6%*
Home Values $400,000 to $499,999	1,362	*18.8%*	7,573	*17.6%*	20,052	*18.4%*
Home Values $300,000 to $399,999	418	*5.8%*	3,156	*7.3%*	8,737	*8.0%*
Home Values $250,000 to $299,999	87	*1.2%*	638	*1.5%*	1,968	*1.8%*
Home Values $200,000 to $249,999	90	*1.2%*	766	*1.8%*	2,087	*1.9%*
Home Values $175,000 to $199,999	31	*0.4%*	229	*0.5%*	570	*0.5%*
Home Values $150,000 to $174,999	50	*0.7%*	551	*1.3%*	1,115	*1.0%*
Home Values $125,000 to $149,999	7	-	373	*0.9%*	562	*0.5%*
Home Values $100,000 to $124,999	8	*0.1%*	204	*0.5%*	553	*0.5%*
Home Values $90,000 to $99,999	-	-	65	*0.2%*	110	*0.1%*
Home Values $80,000 to $89,999	5	-	58	*0.1%*	196	*0.2%*
Home Values $70,000 to $79,999	-	-	78	*0.2%*	117	*0.1%*
Home Values $60,000 to $69,999	30	*0.4%*	77	*0.2%*	259	*0.2%*
Home Values $50,000 to $59,999	5	-	118	*0.3%*	318	*0.3%*
Home Values $35,000 to $49,999	56	*0.8%*	268	*0.6%*	830	*0.8%*
Home Values $25,000 to $34,999	31	*0.4%*	65	*0.2%*	224	*0.2%*
Home Values $10,000 to $24,999	-	-	6	-	163	*0.1%*
Home Values Under $10,000	46	*0.6%*	287	*0.7%*	1,125	*1.0%*
Owner-Occupied Median Home Value	$588,715		$584,764		$588,116	
Renter-Occupied Median Rent	$1,726		$1,807		$1,836	

Complete Profile

2010-2020 Census, 2023 Estimates with 2028 Projections
Calculated using Weighted Block Centroid from Block Groups

Breslin Realty
DEVELOPMENT CORP.

Lat/Lon: 40.6369/-73.6399

3051 Long Beach Rd Oceanside, NY 11572	1 mi radius		3 mi radius		5 mi radius	
Total Annual Consumer Expenditure (2023)						
Total Household Expenditure	$893.87 M		$6.3 B		$15.91 B	
Total Non-Retail Expenditure	$477.56 M		$3.37 B		$8.5 B	
Total Retail Expenditure	$416.31 M		$2.93 B		$7.41 B	
Apparel	$32.68 M		$231.2 M		$583.38 M	
Contributions	$33.59 M		$236.73 M		$591.15 M	
Education	$34.01 M		$242.13 M		$602.85 M	
Entertainment	$53.1 M		$374.26 M		$942.07 M	
Food and Beverages	$127.07 M		$896.25 M		$2.27 B	
Furnishings and Equipment	$32.65 M		$229.92 M		$579.32 M	
Gifts	$26.04 M		$184.01 M		$459.23 M	
Health Care	$71.08 M		$497.58 M		$1.26 B	
Household Operations	$36.92 M		$260.14 M		$654.11 M	
Miscellaneous Expenses	$17.2 M		$121.26 M		$305.62 M	
Personal Care	$11.96 M		$84.28 M		$212.93 M	
Personal Insurance	$7.2 M		$50.57 M		$126.65 M	
Reading	$2.01 M		$14.12 M		$35.53 M	
Shelter	$186.32 M		$1.32 B		$3.33 B	
Tobacco	$4.01 M		$28.24 M		$72.72 M	
Transportation	$158.87 M		$1.12 B		$2.83 B	
Utilities	$59.14 M		$415.54 M		$1.06 B	
Monthly Household Consumer Expenditure (2023)						
Total Household Expenditure	$8,907		$9,394		$8,927	
Total Non-Retail Expenditure	$4,759	53.4%	$5,025	53.5%	$4,769	53.4%
Total Retail Expenditures	$4,148	46.6%	$4,370	46.5%	$4,158	46.6%
Apparel	$326	3.7%	$345	3.7%	$327	3.7%
Contributions	$335	3.8%	$353	3.8%	$332	3.7%
Education	$339	3.8%	$361	3.8%	$338	3.8%
Entertainment	$529	5.9%	$558	5.9%	$529	5.9%
Food and Beverages	$1,266	14.2%	$1,336	14.2%	$1,274	14.3%
Furnishings and Equipment	$325	3.7%	$343	3.6%	$325	3.6%
Gifts	$259	2.9%	$274	2.9%	$258	2.9%
Health Care	$708	8.0%	$742	7.9%	$707	7.9%
Household Operations	$368	4.1%	$388	4.1%	$367	4.1%
Miscellaneous Expenses	$171	1.9%	$181	1.9%	$171	1.9%
Personal Care	$119	1.3%	$126	1.3%	$119	1.3%
Personal Insurance	$72	0.8%	$75	0.8%	$71	0.8%
Reading	$20	0.2%	$21	0.2%	$20	0.2%
Shelter	$1,857	20.8%	$1,965	20.9%	$1,868	20.9%
Tobacco	$40	0.4%	$42	0.4%	$41	0.5%
Transportation	$1,583	17.8%	$1,666	17.7%	$1,588	17.8%
Utilities	$589	6.6%	$619	6.6%	$593	6.6%