



Outparcel Available





Cortland, NY 13045	1 mi radius	3 mi radius	5 mi radius
Population			
Estimated Population (2016)	2,636	22,108	31,477
Projected Population (2021)	2,571	21,740	30,910
Census Population (2010)	2,700	22,361	32,012
Census Population (2000)	2,463	21,527	30,929
<i>Projected Annual Growth (2016 to 2021)</i>	-65 -0.5%	-368 -0.3%	-567 -0.4%
<i>Historical Annual Growth (2010 to 2016)</i>	-64 -0.4%	-253 -0.2%	-535 -0.3%
<i>Historical Annual Growth (2000 to 2010)</i>	237 1.0%	834 0.4%	1,083 0.4%
Households			
Estimated Households (2016)	1,115	8,333	12,123
Projected Households (2021)	1,138	8,588	12,472
Census Households (2010)	1,113	8,255	12,019
Census Households (2000)	1,075	8,094	11,703
<i>Projected Annual Growth (2016 to 2021)</i>	22 0.4%	255 0.6%	349 0.6%
<i>Historical Annual Growth (2010 to 2016)</i>	2 -	78 0.2%	104 0.1%
<i>Historical Annual Growth (2000 to 2010)</i>	38 0.4%	160 0.2%	316 0.3%
Average Household Income			
Estimated Average Household Income (2016)	\$57,911	\$56,385	\$60,340
Projected Average Household Income (2021)	\$65,455	\$64,373	\$68,900
Census Average Household Income (2010)	\$53,226	\$51,074	\$54,802
Census Average Household Income (2000)	\$37,210	\$38,254	\$41,687
<i>Projected Annual Growth (2016 to 2021)</i>	\$7,544 2.6%	\$7,988 2.8%	\$8,559 2.8%
<i>Historical Annual Growth (2010 to 2016)</i>	\$4,685 1.5%	\$5,311 1.7%	\$5,539 1.7%
<i>Historical Annual Growth (2000 to 2010)</i>	\$16,016 4.3%	\$12,820 3.4%	\$13,114 3.1%
Median Household Income			
Estimated Median Household Income (2016)	\$50,869	\$45,526	\$49,824
Projected Median Household Income (2021)	\$56,703	\$48,303	\$53,156
Census Median Household Income (2010)	\$45,998	\$41,374	\$44,908
Census Median Household Income (2000)	\$28,764	\$28,793	\$31,721
<i>Projected Annual Growth (2016 to 2021)</i>	\$5,834 2.3%	\$2,777 1.2%	\$3,332 1.3%
<i>Historical Annual Growth (2010 to 2016)</i>	\$4,871 1.8%	\$4,152 1.7%	\$4,916 1.8%
<i>Historical Annual Growth (2000 to 2010)</i>	\$17,234 6.0%	\$12,581 4.4%	\$13,187 4.2%
Per Capita Income			
Estimated Per Capita Income (2016)	\$24,905	\$21,958	\$23,807
Projected Per Capita Income (2021)	\$29,379	\$26,146	\$28,379
Census Per Capita Income (2010)	\$21,943	\$18,854	\$20,576
Census Per Capita Income (2000)	\$16,566	\$14,156	\$15,652
<i>Projected Annual Growth (2016 to 2021)</i>	\$4,474 3.6%	\$4,188 3.8%	\$4,572 3.8%
<i>Historical Annual Growth (2010 to 2016)</i>	\$2,963 2.3%	\$3,104 2.7%	\$3,231 2.6%
<i>Historical Annual Growth (2000 to 2010)</i>	\$5,376 3.2%	\$4,699 3.3%	\$4,924 3.1%
Other Income			
Estimated Families (2016)	614	4,115	6,585
Estimated Average Family Income (2016)	\$78,345	\$79,396	\$80,014
Estimated Median Family Income (2016)	\$70,197	\$66,450	\$68,343
Estimated Average Household Net Worth (2016)	\$552,635	\$471,722	\$507,118





