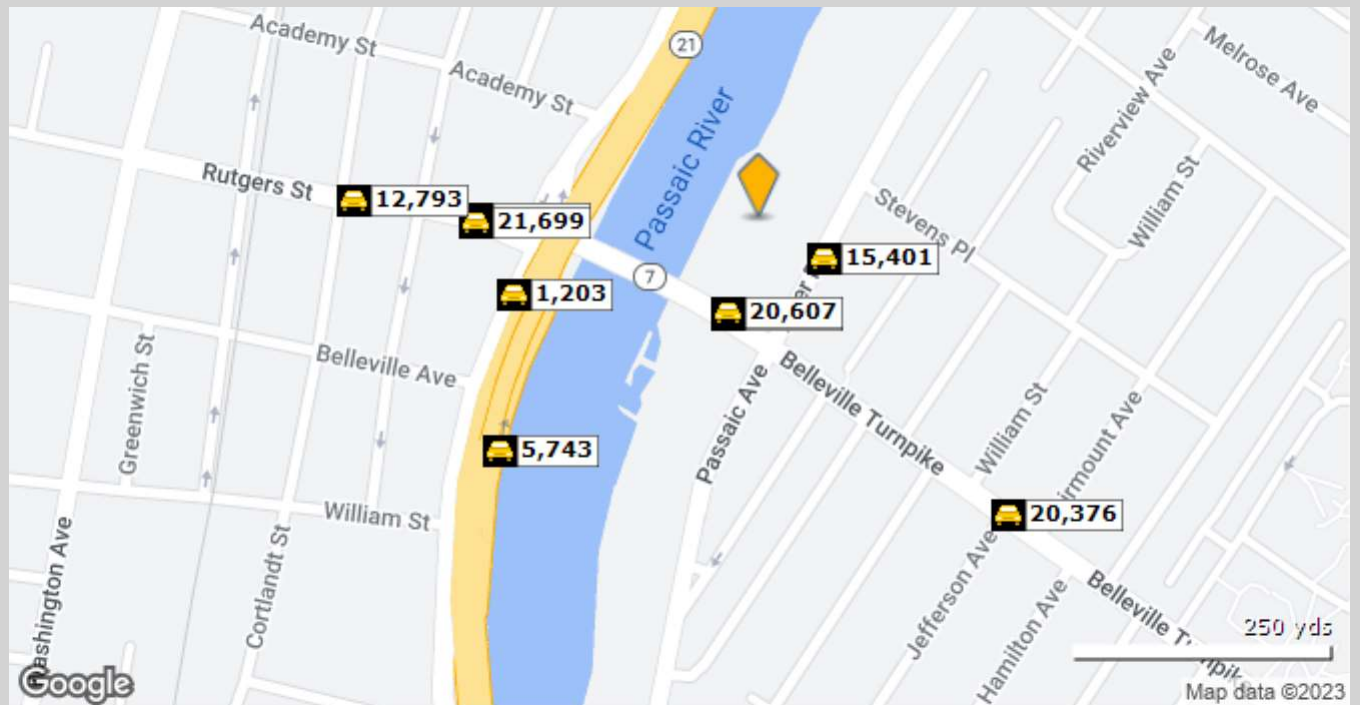# Traffic Count Report

11-35 River Rd, North Arlington, NJ 07031

Building Type: **General Retail**
Secondary: **Storefront**
GLA: **26,555 SF**
Year Built: **1985**
Total Available: **3,400 SF**
% Leased: **87.2%**
Rent/SF/Yr: **$27.00**

	Street	Cross Street	Cross Str Dist	Count Year	Avg Daily Volume	Volume Type	Miles from Subject Prop
1	**River Rd**	**Stevens Pl**	**0.05 NE**	2022	15,401	MPSI	.04
2	**Bellville Tpke**	**Passaic Ave**	**0.03 SE**	2022	30,865	MPSI	.05
3	**Belleville Turnpike**	**Passaic Ave**	**0.03 SE**	2020	20,719	MPSI	.05
4	**Belleville Turnpike**	**Passaic Ave**	**0.03 SE**	2022	20,607	MPSI	.05
5	**Main Street**		**0.00**	2022	1,203	MPSI	.14
6	**Rutgers St**	**Stephens St**	**0.03 W**	2022	13,565	MPSI	.16
7	**Rutgers St**	**Stephens St**	**0.03 W**	2018	21,699	MPSI	.16
8	**Main St**	**Belleville Ave**	**0.04 N**	2020	5,743	MPSI	.19
9	**Jefferson Ave**	**Bellville Tpke**	**0.00**	2022	20,376	MPSI	.22
10	**Rutgers Street**		**0.00**	2022	12,793	MPSI	.23

Demographic Summary Report

11-35 River Rd, North Arlington, NJ 07031		

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Secondary: **Storefront**	% Leased: **87.2%**	
GLA: **26,555 SF**	Rent/SF/Yr: **$27.00**	
Year Built: **1985**		

Radius	1 Mile		3 Mile		5 Mile	
Population						
2028 Projection	40,395		285,336		732,900	
2023 Estimate	39,099		273,999		697,010	
2010 Census	38,150		262,238		630,545	
Growth 2023 - 2028	3.31%		4.14%		5.15%	
Growth 2010 - 2023	2.49%		4.48%		10.54%	
2023 Population by Hispanic Origin	18,429		125,855		238,592	
2023 Population	39,099		273,999		697,010	
White	30,897	79.02%	197,958	72.25%	403,907	57.95%
Black	3,245	8.30%	40,583	14.81%	211,793	30.39%
Am. Indian & Alaskan	379	0.97%	3,445	1.26%	7,405	1.06%
Asian	3,524	9.01%	23,876	8.71%	53,029	7.61%
Hawaiian & Pacific Island	79	0.20%	639	0.23%	1,451	0.21%
Other	974	2.49%	7,497	2.74%	19,425	2.79%
U.S. Armed Forces	7		241		461	
Households						
2028 Projection	14,944		105,929		272,138	
2023 Estimate	14,462		101,502		257,978	
2010 Census	14,147		96,853		231,379	
Growth 2023 - 2028	3.33%		4.36%		5.49%	
Growth 2010 - 2023	2.23%		4.80%		11.50%	
Owner Occupied	6,829	47.22%	43,194	42.55%	99,414	38.54%
Renter Occupied	7,633	52.78%	58,308	57.45%	158,565	61.46%
2023 Households by HH Income	14,463		101,501		257,979	
Income: <$25,000	1,843	12.74%	16,448	16.20%	50,302	19.50%
Income: $25,000 - $50,000	2,576	17.81%	17,741	17.48%	46,164	17.89%
Income: $50,000 - $75,000	2,585	17.87%	18,257	17.99%	44,219	17.14%
Income: $75,000 - $100,000	2,080	14.38%	13,245	13.05%	30,438	11.80%
Income: $100,000 - $125,000	1,921	13.28%	11,689	11.52%	26,457	10.26%
Income: $125,000 - $150,000	1,096	7.58%	6,926	6.82%	15,508	6.01%
Income: $150,000 - $200,000	1,244	8.60%	8,588	8.46%	20,812	8.07%
Income: $200,000+	1,118	7.73%	8,607	8.48%	24,079	9.33%
2023 Avg Household Income	$96,739		$94,771		$93,028	
2023 Med Household Income	$77,734		$72,661		$67,908	

Demographic Detail Report

11-35 River Rd, North Arlington, NJ 07031

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Year Built: **1985**		

Radius	1 Mile		3 Mile		5 Mile	
Population						
2028 Projection	40,395		285,336		732,900	
2023 Estimate	39,099		273,999		697,010	
2010 Census	38,150		262,238		630,545	
Growth 2023 - 2028	3.31%		4.14%		5.15%	
Growth 2010 - 2023	2.49%		4.48%		10.54%	
2023 Population by Age	**39,099**		**273,999**		**697,010**	
Age 0 - 4	2,401	6.14%	17,090	6.24%	43,698	6.27%
Age 5 - 9	2,419	6.19%	17,238	6.29%	44,796	6.43%
Age 10 - 14	2,387	6.11%	17,093	6.24%	44,936	6.45%
Age 15 - 19	2,235	5.72%	16,088	5.87%	42,520	6.10%
Age 20 - 24	2,170	5.55%	15,616	5.70%	40,948	5.87%
Age 25 - 29	2,449	6.26%	17,675	6.45%	44,852	6.43%
Age 30 - 34	2,824	7.22%	20,173	7.36%	50,643	7.27%
Age 35 - 39	3,016	7.71%	20,988	7.66%	52,810	7.58%
Age 40 - 44	2,968	7.59%	20,381	7.44%	51,505	7.39%
Age 45 - 49	2,725	6.97%	18,760	6.85%	47,595	6.83%
Age 50 - 54	2,602	6.65%	17,975	6.56%	45,719	6.56%
Age 55 - 59	2,526	6.46%	17,314	6.32%	43,818	6.29%
Age 60 - 64	2,365	6.05%	16,083	5.87%	40,370	5.79%
Age 65 - 69	1,986	5.08%	13,538	4.94%	33,697	4.83%
Age 70 - 74	1,562	3.99%	10,679	3.90%	26,427	3.79%
Age 75 - 79	1,077	2.75%	7,477	2.73%	18,484	2.65%
Age 80 - 84	683	1.75%	4,810	1.76%	11,886	1.71%
Age 85+	704	1.80%	5,021	1.83%	12,306	1.77%
Age 65+	6,012	15.38%	41,525	15.16%	102,800	14.75%
Median Age	**39.40**		**38.80**		**38.40**	
Average Age	**39.20**		**38.80**		**38.50**	

Demographic Detail Report

11-35 River Rd, North Arlington, NJ 07031					
Radius	**1 Mile**		**3 Mile**		**5 Mile**	
2023 Population By Race	**39,099**		**273,999**		**697,010**	
White	30,897	79.02%	197,958	72.25%	403,907	57.95%
Black	3,245	8.30%	40,583	14.81%	211,793	30.39%
Am. Indian & Alaskan	379	0.97%	3,445	1.26%	7,405	1.06%
Asian	3,524	9.01%	23,876	8.71%	53,029	7.61%
Hawaiian & Pacific Island	79	0.20%	639	0.23%	1,451	0.21%
Other	974	2.49%	7,497	2.74%	19,425	2.79%
Population by Hispanic Origin	**39,099**		**273,999**		**697,010**	
Non-Hispanic Origin	20,670	52.87%	148,144	54.07%	458,418	65.77%
Hispanic Origin	18,430	47.14%	125,855	45.93%	238,592	34.23%
2023 Median Age, Male	**38.40**		**37.70**		**37.30**	
2023 Average Age, Male	**38.10**		**37.70**		**37.30**	
2023 Median Age, Female	**40.40**		**39.90**		**39.50**	
2023 Average Age, Female	**40.20**		**39.90**		**39.50**	
2023 Population by Occupation Classification	**31,443**		**219,352**		**555,074**	
Civilian Employed	20,798	66.15%	140,129	63.88%	345,119	62.18%
Civilian Unemployed	1,121	3.57%	7,114	3.24%	19,118	3.44%
Civilian Non-Labor Force	9,517	30.27%	71,871	32.77%	190,395	34.30%
Armed Forces	7	0.02%	238	0.11%	442	0.08%
Households by Marital Status						
Married	6,677		42,672		98,652	
Married No Children	3,705		23,187		52,469	
Married w/Children	2,972		19,485		46,182	
2023 Population by Education	**28,945**		**201,735**		**507,447**	
Some High School, No Diploma	3,871	13.37%	30,057	14.90%	77,236	15.22%
High School Grad (Incl Equivalency)	8,731	30.16%	60,217	29.85%	145,745	28.72%
Some College, No Degree	7,188	24.83%	44,821	22.22%	108,401	21.36%
Associate Degree	1,458	5.04%	10,861	5.38%	27,335	5.39%
Bachelor Degree	5,468	18.89%	36,913	18.30%	93,444	18.41%
Advanced Degree	2,229	7.70%	18,866	9.35%	55,286	10.89%

Demographic Detail Report

11-35 River Rd, North Arlington, NJ 07031					
Radius	**1 Mile**		**3 Mile**		**5 Mile**	
2023 Population by Occupation	**41,290**		**284,911**		**715,011**	
Real Estate & Finance	1,540	3.73%	9,298	3.26%	24,976	3.49%
Professional & Management	9,477	22.95%	65,403	22.96%	167,907	23.48%
Public Administration	947	2.29%	6,607	2.32%	15,141	2.12%
Education & Health	4,338	10.51%	32,076	11.26%	82,013	11.47%
Services	3,561	8.62%	27,055	9.50%	67,874	9.49%
Information	479	1.16%	3,237	1.14%	8,838	1.24%
Sales	5,146	12.46%	30,458	10.69%	73,379	10.26%
Transportation	2,876	6.97%	26,150	9.18%	77,574	10.85%
Retail	2,657	6.43%	14,766	5.18%	36,077	5.05%
Wholesale	677	1.64%	5,044	1.77%	10,531	1.47%
Manufacturing	1,713	4.15%	11,361	3.99%	25,719	3.60%
Production	3,246	7.86%	21,894	7.68%	49,024	6.86%
Construction	1,897	4.59%	12,506	4.39%	29,648	4.15%
Utilities	1,860	4.50%	11,799	4.14%	28,354	3.97%
Agriculture & Mining	21	0.05%	137	0.05%	416	0.06%
Farming, Fishing, Forestry	10	0.02%	100	0.04%	439	0.06%
Other Services	845	2.05%	7,020	2.46%	17,101	2.39%
2023 Worker Travel Time to Job	**20,386**		**137,346**		**335,537**	
<30 Minutes	9,761	47.88%	65,515	47.70%	156,926	46.77%
30-60 Minutes	7,411	36.35%	48,879	35.59%	118,604	35.35%
60+ Minutes	3,214	15.77%	22,952	16.71%	60,007	17.88%
2010 Households by HH Size	**14,146**		**96,853**		**231,380**	
1-Person Households	3,644	25.76%	26,186	27.04%	66,526	28.75%
2-Person Households	3,871	27.36%	25,919	26.76%	61,334	26.51%
3-Person Households	2,695	19.05%	17,994	18.58%	41,405	17.89%
4-Person Households	2,225	15.73%	14,669	15.15%	33,474	14.47%
5-Person Households	1,036	7.32%	7,170	7.40%	16,289	7.04%
6-Person Households	410	2.90%	2,780	2.87%	6,845	2.96%
7 or more Person Households	265	1.87%	2,135	2.20%	5,507	2.38%
2023 Average Household Size	**2.70**		**2.70**		**2.60**	
Households						
2028 Projection	14,944		105,929		272,138	
2023 Estimate	14,462		101,502		257,978	
2010 Census	14,147		96,853		231,379	
Growth 2023 - 2028	3.33%		4.36%		5.49%	
Growth 2010 - 2023	2.23%		4.80%		11.50%	

Demographic Detail Report

11-35 River Rd, North Arlington, NJ 07031						
Radius	**1 Mile**		**3 Mile**		**5 Mile**	
2023 Households by HH Income	**14,463**		**101,501**		**257,979**	
<$25,000	1,843	12.74%	16,448	16.20%	50,302	19.50%
$25,000 - $50,000	2,576	17.81%	17,741	17.48%	46,164	17.89%
$50,000 - $75,000	2,585	17.87%	18,257	17.99%	44,219	17.14%
$75,000 - $100,000	2,080	14.38%	13,245	13.05%	30,438	11.80%
$100,000 - $125,000	1,921	13.28%	11,689	11.52%	26,457	10.26%
$125,000 - $150,000	1,096	7.58%	6,926	6.82%	15,508	6.01%
$150,000 - $200,000	1,244	8.60%	8,588	8.46%	20,812	8.07%
$200,000+	1,118	7.73%	8,607	8.48%	24,079	9.33%
2023 Avg Household Income	**$96,739**		**$94,771**		**$93,028**	
2023 Med Household Income	**$77,734**		**$72,661**		**$67,908**	
2023 Occupied Housing	**14,462**		**101,502**		**257,979**	
Owner Occupied	6,829	47.22%	43,194	42.55%	99,414	38.54%
Renter Occupied	7,633	52.78%	58,308	57.45%	158,565	61.46%
2010 Housing Units	**15,545**		**110,891**		**281,658**	
1 Unit	5,874	37.79%	37,290	33.63%	87,229	30.97%
2 - 4 Units	6,472	41.63%	43,892	39.58%	100,551	35.70%
5 - 19 Units	2,228	14.33%	13,292	11.99%	34,897	12.39%
20+ Units	971	6.25%	16,417	14.80%	58,981	20.94%
2023 Housing Value	**6,830**		**43,195**		**99,414**	
<$100,000	211	3.09%	1,078	2.50%	2,753	2.77%
$100,000 - $200,000	436	6.38%	3,189	7.38%	8,288	8.34%
$200,000 - $300,000	1,721	25.20%	8,615	19.94%	17,624	17.73%
$300,000 - $400,000	2,384	34.90%	15,097	34.95%	28,975	29.15%
$400,000 - $500,000	1,267	18.55%	8,936	20.69%	19,773	19.89%
$500,000 - $1,000,000	804	11.77%	6,019	13.93%	20,060	20.18%
$1,000,000+	7	0.10%	261	0.60%	1,941	1.95%
2023 Median Home Value	**$343,917**		**$357,729**		**$372,620**	
2023 Housing Units by Yr Built	**15,544**		**111,053**		**281,947**	
Built 2010+	775	4.99%	8,714	7.85%	31,839	11.29%
Built 2000 - 2010	510	3.28%	5,260	4.74%	15,781	5.60%
Built 1990 - 1999	397	2.55%	3,456	3.11%	10,812	3.83%
Built 1980 - 1989	380	2.44%	4,913	4.42%	13,795	4.89%
Built 1970 - 1979	915	5.89%	7,247	6.53%	21,294	7.55%
Built 1960 - 1969	1,431	9.21%	12,179	10.97%	30,648	10.87%
Built 1950 - 1959	2,861	18.41%	17,631	15.88%	40,155	14.24%
Built <1949	8,275	53.24%	51,653	46.51%	117,623	41.72%
2023 Median Year Built	**1948**		**1951**		**1955**	

Consumer Spending Report

11-35 River Rd, North Arlington, NJ 07031			

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Secondary: **Storefront**
GLA: **26,555 SF**
Year Built: **1985**
Total Available: **3,400 SF**
% Leased: **87.2%**
Rent/SF/Yr: **$27.00**

2023 Annual Spending ($000s)	1 Mile	3 Mile	5 Mile
Total Specified Consumer Spending	**$449,433**	**$3,033,928**	**$7,444,481**
Total Apparel	**$25,383**	**$176,070**	**$441,581**
Women's Apparel	9,858	68,034	169,536
Men's Apparel	5,227	35,945	89,483
Girl's Apparel	1,763	12,501	32,063
Boy's Apparel	1,340	9,363	23,994
Infant Apparel	1,233	8,643	21,861
Footwear	5,962	41,582	104,644
Total Entertainment & Hobbies	**$57,863**	**$394,966**	**$994,446**
Entertainment	6,521	43,595	104,153
Audio & Visual Equipment/Service	15,549	107,173	270,906
Reading Materials	881	5,923	14,705
Pets, Toys, & Hobbies	10,342	68,875	166,641
Personal Items	24,571	169,400	438,040
Total Food and Alcohol	**$132,828**	**$904,179**	**$2,205,887**
Food At Home	70,295	481,001	1,183,879
Food Away From Home	53,594	362,639	877,672
Alcoholic Beverages	8,938	60,539	144,336
Total Household	**$70,700**	**$479,057**	**$1,187,621**
House Maintenance & Repair	12,774	81,784	192,320
Household Equip & Furnishings	27,878	190,719	474,187
Household Operations	21,423	146,785	368,090
Housing Costs	8,626	59,769	153,024

Consumer Spending Report

2023 Annual Spending (000s)	1 Mile	3 Mile	5 Mile
Total Transportation/Maint.	**$112,632**	**$739,156**	**$1,772,766**
Vehicle Purchases	50,898	320,280	737,457
Gasoline	28,904	191,642	462,718
Vehicle Expenses	2,925	23,420	64,718
Transportation	15,502	109,723	282,385
Automotive Repair & Maintenance	14,404	94,092	225,488
Total Health Care	**$21,010**	**$140,335**	**$336,896**
Medical Services	12,553	83,768	199,884
Prescription Drugs	6,004	39,957	96,307
Medical Supplies	2,453	16,610	40,704
Total Education/Day Care	**$29,018**	**$200,167**	**$505,284**
Education	18,202	126,066	319,912
Fees & Admissions	10,817	74,101	185,372