

Consumer Spending Report

703 Black Horse Pike, Glendora, NJ 08029

Building Type: **General Retail**
 Secondary: **Storefront Retail/Office**
 GLA: **17,600 SF**
 Year Built: **1938**
 Total Available: **17,600 SF**
 % Leased: **100%**
 Rent/SF/Yr: **Negotiable**



2024 Annual Spending (\$000s)	1 Mile	3 Mile	5 Mile
Total Specified Consumer Spending	\$127,845	\$1,182,032	\$3,360,229
Total Apparel	\$6,731	\$61,304	\$177,750
Women's Apparel	2,682	24,478	70,139
Men's Apparel	1,413	12,825	36,644
Girl's Apparel	439	4,073	12,207
Boy's Apparel	329	2,978	9,063
Infant Apparel	304	2,774	8,252
Footwear	1,563	14,176	41,446
Total Entertainment & Hobbies	\$18,272	\$166,281	\$471,631
Entertainment	2,074	18,748	52,213
Audio & Visual Equipment/Service	4,653	41,876	119,994
Reading Materials	318	2,883	8,075
Pets, Toys, & Hobbies	3,609	31,944	88,959
Personal Items	7,619	70,829	202,389
Total Food and Alcohol	\$36,114	\$326,926	\$941,282
Food At Home	19,218	170,755	494,500
Food Away From Home	14,427	133,479	381,959
Alcoholic Beverages	2,468	22,691	64,823
Total Household	\$20,856	\$194,912	\$551,107
House Maintenance & Repair	5,149	44,676	120,429
Household Equip & Furnishings	7,945	74,405	211,062
Household Operations	5,634	54,295	156,953
Housing Costs	2,129	21,536	62,663



Consumer Spending Report

703 Black Horse Pike, Glendora, NJ 08029

2024 Annual Spending (000s)	1 Mile	3 Mile	5 Mile
Total Transportation/Maint.	\$31,892	\$301,368	\$842,806
Vehicle Purchases	15,369	147,076	399,632
Gasoline	8,028	73,224	208,046
Vehicle Expenses	817	7,297	21,483
Transportation	3,563	35,277	104,761
Automotive Repair & Maintenance	4,114	38,494	108,885
Total Health Care	\$6,494	\$57,587	\$162,550
Medical Services	3,741	33,510	94,982
Prescription Drugs	2,028	17,521	49,000
Medical Supplies	725	6,556	18,568
Total Education/Day Care	\$7,487	\$73,654	\$213,103
Education	4,731	46,499	134,417
Fees & Admissions	2,756	27,156	78,686



Daytime Employment Report

1 Mile Radius

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Business Employment by Type	# of Businesses	# Employees	#Emp/Bus
Total Businesses	414	4,300	10
Retail & Wholesale Trade	75	1,177	16
Hospitality & Food Service	31	306	10
Real Estate, Renting, Leasing	14	42	3
Finance & Insurance	37	151	4
Information	2	7	4
Scientific & Technology Services	50	429	9
Management of Companies	0	0	0
Health Care & Social Assistance	43	172	4
Educational Services	12	379	32
Public Administration & Sales	16	322	20
Arts, Entertainment, Recreation	3	17	6
Utilities & Waste Management	17	91	5
Construction	35	218	6
Manufacturing	9	631	70
Agriculture, Mining, Fishing	0	0	0
Other Services	70	358	5



Demographic Detail Report

703 Black Horse Pike, Glendora, NJ 08029

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Radius	1 Mile		3 Mile		5 Mile	
Population						
2029 Projection	9,846		87,171		259,072	
2024 Estimate	9,907		87,108		257,720	
2020 Census	10,249		89,023		260,051	
Growth 2024 - 2029	-0.62%		0.07%		0.52%	
Growth 2020 - 2024	-3.34%		-2.15%		-0.90%	
2024 Population by Age	9,907		87,108		257,720	
Age 0 - 4	528	5.33%	4,894	5.62%	15,005	5.82%
Age 5 - 9	489	4.94%	4,521	5.19%	14,507	5.63%
Age 10 - 14	536	5.41%	4,819	5.53%	15,386	5.97%
Age 15 - 19	564	5.69%	4,877	5.60%	15,004	5.82%
Age 20 - 24	591	5.97%	4,835	5.55%	14,609	5.67%
Age 25 - 29	662	6.68%	5,541	6.36%	16,349	6.34%
Age 30 - 34	713	7.20%	6,194	7.11%	18,413	7.14%
Age 35 - 39	692	6.98%	6,116	7.02%	18,454	7.16%
Age 40 - 44	653	6.59%	5,835	6.70%	17,658	6.85%
Age 45 - 49	607	6.13%	5,333	6.12%	15,817	6.14%
Age 50 - 54	638	6.44%	5,455	6.26%	15,872	6.16%
Age 55 - 59	615	6.21%	5,415	6.22%	15,526	6.02%
Age 60 - 64	664	6.70%	6,106	7.01%	17,206	6.68%
Age 65 - 69	597	6.03%	5,594	6.42%	15,631	6.07%
Age 70 - 74	488	4.93%	4,427	5.08%	12,169	4.72%
Age 75 - 79	366	3.69%	3,193	3.67%	8,766	3.40%
Age 80 - 84	254	2.56%	2,084	2.39%	5,762	2.24%
Age 85+	250	2.52%	1,868	2.14%	5,584	2.17%
Age 65+	1,955	19.73%	17,166	19.71%	47,912	18.59%
Median Age	41.40		41.50		40.30	
Average Age	41.50		41.40		40.50	



Demographic Detail Report

703 Black Horse Pike, Glendora, NJ 08029

Radius	1 Mile	3 Mile	5 Mile
2024 Population By Race	9,907	87,108	257,720
White	8,042 81.17%	63,472 72.87%	174,545 67.73%
Black	486 4.91%	9,642 11.07%	33,587 13.03%
Am. Indian & Alaskan	32 0.32%	242 0.28%	776 0.30%
Asian	259 2.61%	3,620 4.16%	12,447 4.83%
Hawaiian & Pacific Island	7 0.07%	46 0.05%	151 0.06%
Other	1,082 10.92%	10,086 11.58%	36,215 14.05%
Population by Hispanic Origin	9,907	87,108	257,720
Non-Hispanic Origin	8,993 90.77%	79,476 91.24%	228,927 88.83%
Hispanic Origin	914 9.23%	7,633 8.76%	28,793 11.17%
2024 Median Age, Male	39.20	40.30	39.10
2024 Average Age, Male	39.70	40.30	39.30
2024 Median Age, Female	43.70	42.80	41.60
2024 Average Age, Female	43.30	42.50	41.70
2024 Population by Occupation Classification	8,241	71,897	209,815
Civilian Employed	5,418 65.74%	47,223 65.68%	136,326 64.97%
Civilian Unemployed	308 3.74%	2,068 2.88%	5,806 2.77%
Civilian Non-Labor Force	2,495 30.28%	22,490 31.28%	67,447 32.15%
Armed Forces	20 0.24%	116 0.16%	236 0.11%
Households by Marital Status			
Married	1,697	15,511	43,387
Married No Children	1,058	9,926	26,749
Married w/Children	639	5,585	16,639
2024 Population by Education	7,650	66,384	192,925
Some High School, No Diploma	525 6.86%	4,344 6.54%	13,482 6.99%
High School Grad (Incl Equivalency)	2,921 38.18%	20,945 31.55%	56,929 29.51%
Some College, No Degree	2,046 26.75%	18,206 27.43%	50,263 26.05%
Associate Degree	450 5.88%	3,219 4.85%	9,716 5.04%
Bachelor Degree	1,185 15.49%	13,534 20.39%	39,930 20.70%
Advanced Degree	523 6.84%	6,136 9.24%	22,605 11.72%



Demographic Detail Report

703 Black Horse Pike, Glendora, NJ 08029						
Radius	1 Mile		3 Mile		5 Mile	
2024 Population by Occupation	10,151		89,455		261,649	
Real Estate & Finance	314	3.09%	3,102	3.47%	9,836	3.76%
Professional & Management	2,690	26.50%	25,268	28.25%	75,895	29.01%
Public Administration	334	3.29%	2,617	2.93%	7,069	2.70%
Education & Health	1,302	12.83%	11,901	13.30%	35,047	13.39%
Services	808	7.96%	6,648	7.43%	19,999	7.64%
Information	91	0.90%	827	0.92%	2,951	1.13%
Sales	1,231	12.13%	11,822	13.22%	31,227	11.93%
Transportation	198	1.95%	1,782	1.99%	7,057	2.70%
Retail	594	5.85%	5,734	6.41%	16,521	6.31%
Wholesale	269	2.65%	1,637	1.83%	4,540	1.74%
Manufacturing	301	2.97%	3,136	3.51%	9,364	3.58%
Production	736	7.25%	5,253	5.87%	16,813	6.43%
Construction	507	4.99%	4,114	4.60%	9,431	3.60%
Utilities	406	4.00%	3,553	3.97%	9,617	3.68%
Agriculture & Mining	5	0.05%	159	0.18%	388	0.15%
Farming, Fishing, Forestry	0	0.00%	63	0.07%	143	0.05%
Other Services	365	3.60%	1,839	2.06%	5,751	2.20%
2024 Worker Travel Time to Job	4,980		42,566		123,459	
<30 Minutes	3,013	60.50%	25,620	60.19%	74,190	60.09%
30-60 Minutes	1,626	32.65%	13,457	31.61%	38,702	31.35%
60+ Minutes	341	6.85%	3,489	8.20%	10,567	8.56%
2020 Households by HH Size	4,113		35,860		104,837	
1-Person Households	1,226	29.81%	10,213	28.48%	31,411	29.96%
2-Person Households	1,205	29.30%	11,289	31.48%	32,237	30.75%
3-Person Households	704	17.12%	6,196	17.28%	16,947	16.17%
4-Person Households	547	13.30%	4,731	13.19%	14,029	13.38%
5-Person Households	305	7.42%	2,173	6.06%	6,346	6.05%
6-Person Households	92	2.24%	839	2.34%	2,513	2.40%
7 or more Person Households	34	0.83%	419	1.17%	1,354	1.29%
2024 Average Household Size	2.50		2.50		2.40	
Households						
2029 Projection	3,942		35,023		104,105	
2024 Estimate	3,969		35,016		103,620	
2020 Census	4,113		35,861		104,838	
Growth 2024 - 2029	-0.68%		0.02%		0.47%	
Growth 2020 - 2024	-3.50%		-2.36%		-1.16%	



Demographic Detail Report

703 Black Horse Pike, Glendora, NJ 08029					
Radius	1 Mile		3 Mile		5 Mile
2024 Households by HH Income	3,970		35,015		103,620
<\$25,000	623	15.69%	3,866	11.04%	14,948 14.43%
\$25,000 - \$50,000	531	13.38%	5,038	14.39%	16,032 15.47%
\$50,000 - \$75,000	595	14.99%	5,882	16.80%	17,409 16.80%
\$75,000 - \$100,000	577	14.53%	4,934	14.09%	12,829 12.38%
\$100,000 - \$125,000	627	15.79%	4,506	12.87%	12,648 12.21%
\$125,000 - \$150,000	426	10.73%	3,380	9.65%	8,776 8.47%
\$150,000 - \$200,000	367	9.24%	4,196	11.98%	10,521 10.15%
\$200,000+	224	5.64%	3,213	9.18%	10,457 10.09%
2024 Avg Household Income	\$95,681		\$107,039		\$103,675
2024 Med Household Income	\$85,225		\$88,789		\$81,666
2024 Occupied Housing	3,969		35,016		103,620
Owner Occupied	2,867	72.23%	24,353	69.55%	65,004 62.73%
Renter Occupied	1,102	27.77%	10,663	30.45%	38,616 37.27%
2020 Housing Units	4,197		37,219		110,229
1 Unit	3,277	78.08%	28,347	76.16%	76,781 69.66%
2 - 4 Units	247	5.89%	2,005	5.39%	8,710 7.90%
5 - 19 Units	489	11.65%	4,027	10.82%	11,948 10.84%
20+ Units	184	4.38%	2,840	7.63%	12,790 11.60%
2024 Housing Value	2,866		24,353		65,005
<\$100,000	86	3.00%	520	2.14%	2,788 4.29%
\$100,000 - \$200,000	1,585	55.30%	8,570	35.19%	21,460 33.01%
\$200,000 - \$300,000	988	34.47%	9,844	40.42%	21,788 33.52%
\$300,000 - \$400,000	93	3.24%	3,527	14.48%	10,574 16.27%
\$400,000 - \$500,000	49	1.71%	773	3.17%	3,492 5.37%
\$500,000 - \$1,000,000	41	1.43%	913	3.75%	4,375 6.73%
\$1,000,000+	24	0.84%	206	0.85%	528 0.81%
2024 Median Home Value	\$184,983		\$231,354		\$237,885
2024 Housing Units by Yr Built	4,198		37,348		110,787
Built 2010+	64	1.52%	1,249	3.34%	4,051 3.66%
Built 2000 - 2010	70	1.67%	1,948	5.22%	5,208 4.70%
Built 1990 - 1999	139	3.31%	3,410	9.13%	7,635 6.89%
Built 1980 - 1989	168	4.00%	2,982	7.98%	10,620 9.59%
Built 1970 - 1979	758	18.06%	6,085	16.29%	18,248 16.47%
Built 1960 - 1969	832	19.82%	7,588	20.32%	17,584 15.87%
Built 1950 - 1959	1,161	27.66%	8,378	22.43%	20,255 18.28%
Built <1949	1,006	23.96%	5,708	15.28%	27,186 24.54%
2024 Median Year Built	1958		1965		1964



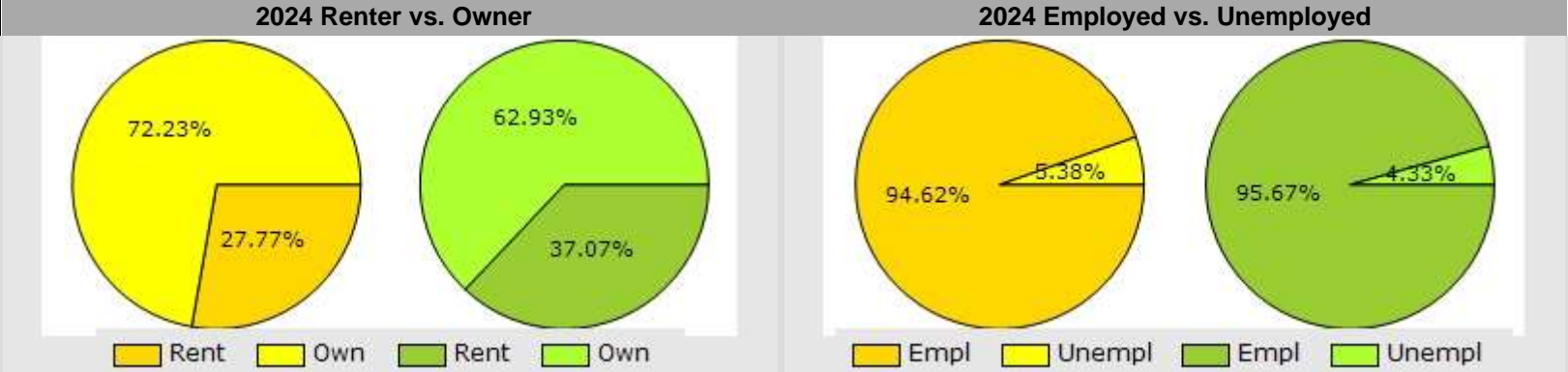
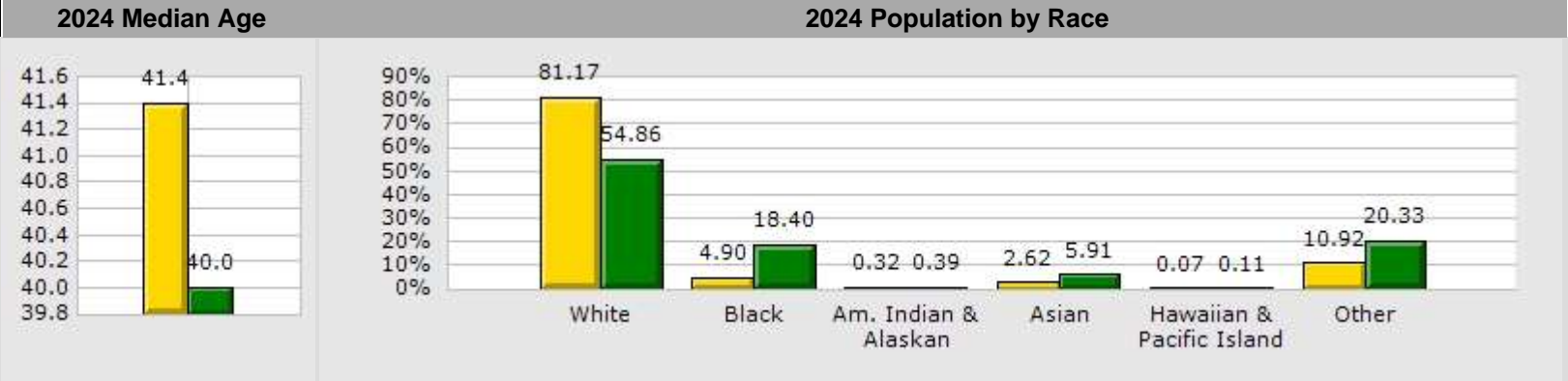
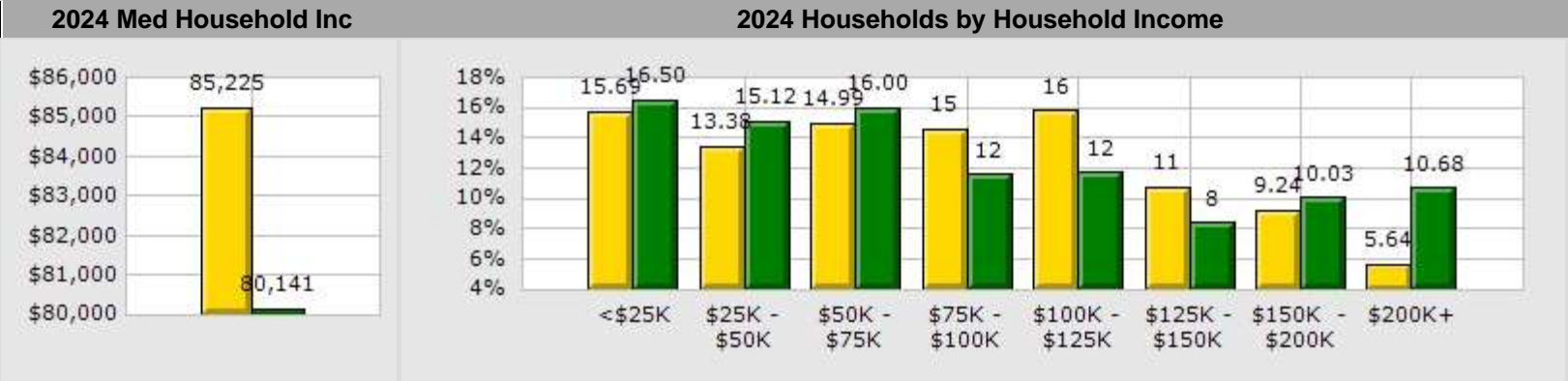
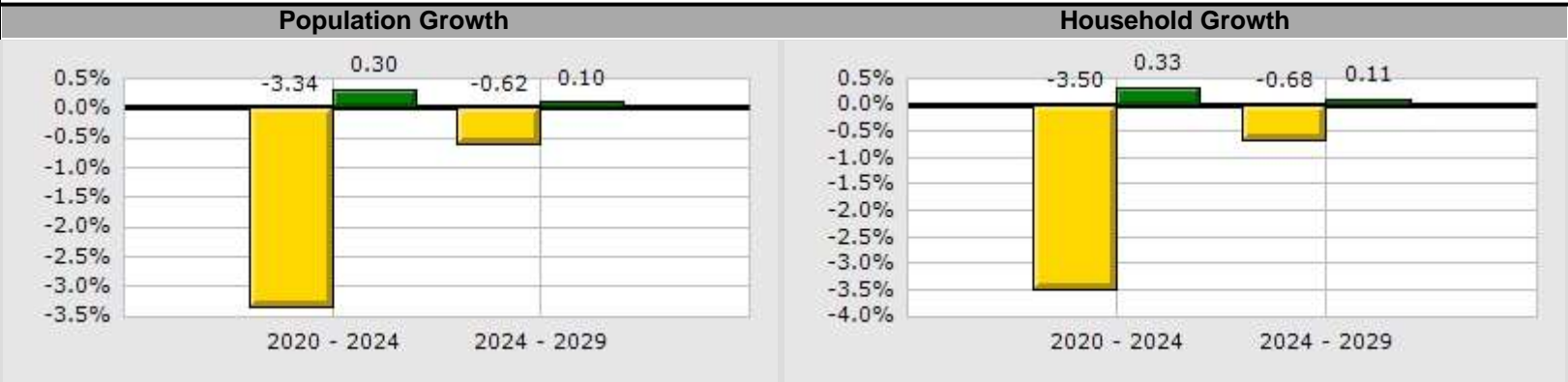
Demographic Market Comparison Report

1 mile radius

703 Black Horse Pike, Glendora, NJ 08029

Type: Retail/Storefront Retail/Office
County: Camden

1 Mile
County



Demographic Market Comparison Report

1 mile radius

703 Black Horse Pike, Glendora, NJ 08029				
Type:	Retail/Storefront Retail/Office			
County:	Camden			
	1 Mile		County	
Population Growth				
Growth 2020 - 2024	-3.34%		0.30%	
Growth 2024 - 2029	-0.62%		0.10%	
Empl	5,418	94.62%	266,898	95.67%
Unempl	308	5.38%	12,082	4.33%
2024 Population by Race				
	9,908		525,058	
White	8,042	81.17%	288,069	54.86%
Black	485	4.90%	96,598	18.40%
Am. Indian & Alaskan	32	0.32%	2,043	0.39%
Asian	260	2.62%	31,036	5.91%
Hawaiian & Pacific Island	7	0.07%	569	0.11%
Other	1,082	10.92%	106,743	20.33%
Household Growth				
Growth 2020 - 2024	-3.50%		0.33%	
Growth 2024 - 2029	-0.68%		0.11%	
Renter Occupied	1,102	27.77%	74,151	37.07%
Owner Occupied	2,867	72.23%	125,872	62.93%
2024 Households by Household Income				
	3,970		200,023	
Income <\$25K	623	15.69%	33,011	16.50%
Income \$25K - \$50K	531	13.38%	30,238	15.12%
Income \$50K - \$75K	595	14.99%	31,999	16.00%
Income \$75K - \$100K	577	14.53%	23,162	11.58%
Income \$100K - \$125K	627	15.79%	23,411	11.70%
Income \$125K - \$150K	426	10.73%	16,764	8.38%
Income \$150K - \$200K	367	9.24%	20,066	10.03%
Income \$200K+	224	5.64%	21,372	10.68%
2024 Med Household Inc				
2024 Median Age	\$85,225		\$80,141	
	41.40		40.00	



Demographic Summary Report

703 Black Horse Pike, Glendora, NJ 08029

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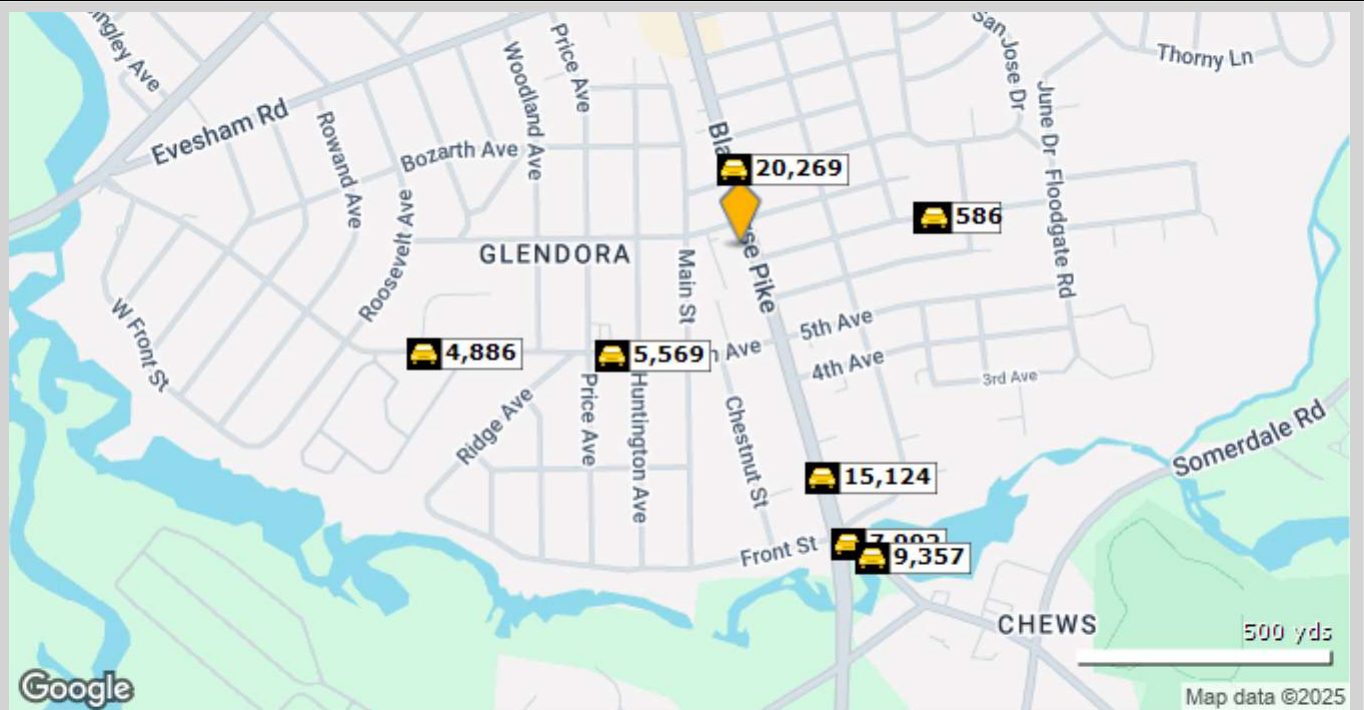
Radius	1 Mile		3 Mile		5 Mile	
Population						
2029 Projection	9,846		87,171		259,072	
2024 Estimate	9,907		87,108		257,720	
2020 Census	10,249		89,023		260,051	
Growth 2024 - 2029	-0.62%		0.07%		0.52%	
Growth 2020 - 2024	-3.34%		-2.15%		-0.90%	
2024 Population by Hispanic Origin	915		7,631		28,793	
2024 Population	9,907		87,108		257,720	
White	8,042	81.17%	63,472	72.87%	174,545	67.73%
Black	486	4.91%	9,642	11.07%	33,587	13.03%
Am. Indian & Alaskan	32	0.32%	242	0.28%	776	0.30%
Asian	259	2.61%	3,620	4.16%	12,447	4.83%
Hawaiian & Pacific Island	7	0.07%	46	0.05%	151	0.06%
Other	1,082	10.92%	10,086	11.58%	36,215	14.05%
U.S. Armed Forces	20		119		240	
Households						
2029 Projection	3,942		35,023		104,105	
2024 Estimate	3,969		35,016		103,620	
2020 Census	4,113		35,861		104,838	
Growth 2024 - 2029	-0.68%		0.02%		0.47%	
Growth 2020 - 2024	-3.50%		-2.36%		-1.16%	
Owner Occupied	2,867	72.23%	24,353	69.55%	65,004	62.73%
Renter Occupied	1,102	27.77%	10,663	30.45%	38,616	37.27%
2024 Households by HH Income	3,970		35,015		103,620	
Income: <\$25,000	623	15.69%	3,866	11.04%	14,948	14.43%
Income: \$25,000 - \$50,000	531	13.38%	5,038	14.39%	16,032	15.47%
Income: \$50,000 - \$75,000	595	14.99%	5,882	16.80%	17,409	16.80%
Income: \$75,000 - \$100,000	577	14.53%	4,934	14.09%	12,829	12.38%
Income: \$100,000 - \$125,000	627	15.79%	4,506	12.87%	12,648	12.21%
Income: \$125,000 - \$150,000	426	10.73%	3,380	9.65%	8,776	8.47%
Income: \$150,000 - \$200,000	367	9.24%	4,196	11.98%	10,521	10.15%
Income: \$200,000+	224	5.64%	3,213	9.18%	10,457	10.09%
2024 Avg Household Income	\$95,681		\$107,039		\$103,675	
2024 Med Household Income	\$85,225		\$88,789		\$81,666	



Traffic Count Report

703 Black Horse Pike, Glendora, NJ 08029

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 Secondary: **Storefront Retail/Office**
 GLA: **17,600 SF**
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	Street	Cross Street	Cross Str Dist	Count Year	Avg Daily Volume	Volume Type	Miles from Subject Prop
1	N Black Horse Pike	W 9th Ave	0.01 S	2022	20,269	MPSI	.09
2	Station Ave	Price Ave	0.03 W	2022	5,569	MPSI	.19
3	7th Avenue	Wilson Ave	0.04 E	2019	457	AADT	.22
4	7th Ave	Wilson Ave	0.04 E	2022	487	MPSI	.23
5	7th Ave	Wilson Ave	0.04 E	2020	586	MPSI	.23
6	N Black Horse Pike	Chews Landing Rd	0.07 S	2022	23,752	MPSI	.28
7	North Black Horse Pike	Chews Landing Rd	0.07 S	2022	15,124	MPSI	.28
8	Chews Landing Road	N Black Horse Pike	0.04 NW	2022	7,992	MPSI	.36
9	Station Avenue		0.00	2022	4,886	MPSI	.38
10	Chews Landing Rd	N Black Horse Pike	0.04 NW	2022	9,357	MPSI	.38



10+ units
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1/25/2025