



Industrial Warehouse and Office Space

LOCATED IN AN
URBAN ENTERPRISE ZONE
825 MILL RD
PLEASANTVILLE, NJ 08232

Price: \$3,000
per month
plus utilities



JOSHUA LEVIN, CCIM
Broker Of Records PA & NJ
(609) 344-5200
joshua@levinre.com
NJ & PA

LEE JEROME
Senior Associate
609.344.5200
lee@levinre.com
NJ #1004962

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JOSHUA LEVIN, CCIM

BROKER OF RECORDS PA & NJ

O: (609) 344-5200

C: 609-344-5200

joshua@levinre.com

NJ & PA

LEE JEROME

SENIOR ASSOCIATE

O: 609.344.5200

lee@levinre.com

NJ #1004962

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Industrial Warehouse and Office Space

Versatile commercial space available for \$3,000/month plus electric and gas. Highly visible corner unit with wrap-around truck access and a ±640 SF professionally finished front office. Features a ±1,900 SF clear-span warehouse, 18' ceilings, and a 9' x 12' overhead door. Centrally located with quick access to major roadways throughout Southern New Jersey

- Flexible layout: open bay + separate office area — ideal for contractors, light assembly, e-commerce fulfillment, creative studio, or showroom.
- Easy loading access - walk-in customer visibility + simple deliveries.
- Competitive rent + UEZ cost offsets (lower taxable purchases + local financing options) — reduces effective TCO for the tenant.
- Fast municipal permitting path - Pleasantville's Business/Zoning office is set up to guide new businesses in UEZ areas.

SECTION I

MLS SHEET



MLS SHEET

825 Mill Rd
825 Mill Rd | Pleasantville, NJ 08232, NJ 08232

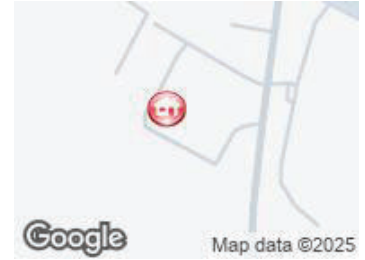
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ALL FIELDS DETAIL



MLS # 603031
Class COMMERCIAL
/INDUSTRIAL
Type Industrial
Area Pleasantville City
Asking Price \$3,000
Address 825 Mill Road
Address 2 Unit 2
City/Community Pleasantville
State NJ
Zip 08232
Status Active
Sale/Rent For Rent
IDX Include Y

Listing Type Lease



GENERAL

Allow Internet Display	Yes	Allow Address on Internet	Yes
Allow AVM	No	Allow Consumer Comment	No
Limited Service (Y/N)	No	County	Atlantic
FIPS Code	34001	Waterfront (Y/N)	No
Number of Units	1	Appointment Phone Number	(609) 344-5200
Listing Date	12/1/2025	Expiration Date	6/1/2026
MayBSub3rdPartyApp/ShortS	No	Approved Short Sale?	N/A
Bank Owned/Foreclosure	No	Year Built	2000
Lot Dimensions	irr	Unit/Bldg. #	2
Lot #	5.03	Block #	164
# of Buildings	1	# of Wash Rooms	1
Ceiling Height	18	# of Overhead Doors	1
Overhead Door Height	12	Sprinklers (Y/N)	No
Approx. Building SQFT	2,540	Office SQFT	640
Warehouse SQFT	1900	Zoned	UEZI
Water \$	Public	Sewer \$	Public
Gas \$	SJ Gas	Electric \$	ACE
Directions	825 Mill Road - Just off the Corner of Delilah Road	Update Date	12/10/2025
Status Date	12/10/2025	HotSheet Date	12/10/2025
Price Date	12/10/2025	Input Date	12/10/2025 7:14 PM
Associated Document Count	0	Original Price	\$3,000
Agent Hit Count	0	Client Hit Count	0
Days On Market	9	Agent	LEE JEROME - CELL: 609-289-6887
Agent License ID	1004962	Listing Office 1	LEVIN COMMERCIAL REAL ESTATE, LLC - OFFICE: 609-344-5200
Office License ID	0791465	Auction Y/N	No
Solar Panel Y/N	No	Listing Visibility Type	MLS Listing
Geocode Quality	Exact Match	Picture Count	15
Input Date	12/10/2025 7:14 PM	Update Date	12/10/2025 7:14 PM
Floor Plans Count	0		

FEATURES

LOCATION	INTERIOR FEATURES	HEATING	PARKING
Commercial Park	220 Volt Electricity	Forced Air	Off Street
Mainland	Restroom	Gas-Natural	Paved
EXTERIOR/SIDING	Security System	Multi-Zoned	STYLE
Block	WATER	AIR CONDITIONING	Commercial
ROOF	Public	Central	Light Industrial
Asphalt	SEWER	SPECIALTY ROOMS	Warehouse
Pitched	Public Sewer	Office Space Avail.	SHOWING INSTRUCTIONS
EXTERIOR FEATURES		FLOORING	Appointment Only
Truck Door		Linoleum/Vinyl	LB Accompany
		Slab	

FINANCIAL

Total Assessment	\$0	Taxes	\$0
Tax Year	0		

SECTION II

Property Photos



PROPERTY PHOTOS

825 Mill Road
Pleasantville, NJ 08232

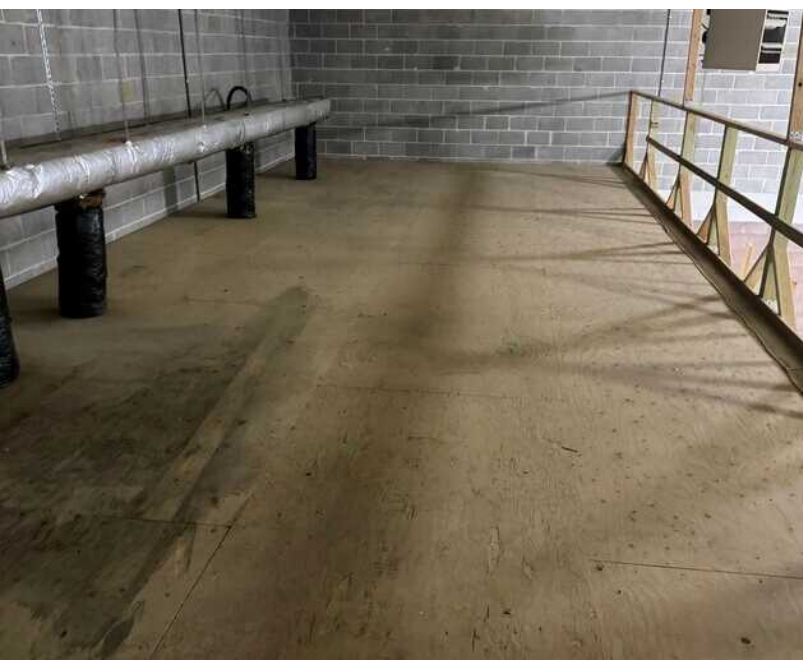
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PROPERTY PHOTOS

825 Mill Road
Pleasantville, NJ 08232

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PROPERTY PHOTOS

825 Mill Road
Pleasantville, NJ 08232

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SECTION III

UEZI ZONING



UEZI ZONING

The UEZI (Urban Enterprise Zone – Industrial) designation in Pleasantville, New Jersey is intended to support light industrial, flex, and business service uses within the City's Urban Enterprise Zone. This zoning encourages economic development by allowing a wide range of commercial and industrial activities while giving qualified businesses access to state and local UEZ incentives designed to lower operating and expansion costs. UEZI zoning is ideal for growing businesses that require flexible space, efficient layouts, and proximity to regional markets, labor, and transportation.

UEZI Zoning – Key Characteristics & Benefits Zoning & Use Flexibility

- Permits light industrial, flex, warehouse, showroom, and office-support uses
- Ideal for small manufacturers, contractors, service companies, studios, and e-commerce
- Allows hybrid uses (office + storage + production)
- Designed for efficient, low-impact industrial operations

Business & Economic Advantages

- Located within Pleasantville's designated Urban Enterprise Zone
- Qualified businesses may access:
 - Reduced sales tax benefits
 - Sales-tax exemptions on certain capital equipment and build-out materials
 - UEZ-related financing, grants, and business assistance programs
- Encourages business retention, expansion, and job creation

Location & Infrastructure

- Positioned within established commercial/industrial corridors
- Close proximity to Atlantic City, major roadways, and regional customer base
- Access to local workforce and supporting services
- City-supported development with ongoing UEZ reinvestment initiatives

Ideal Tenants

- Light manufacturing & assembly
- Contractors & trade-based businesses
- Warehousing & distribution (small-scale / last-mile)
- Creative, studio, or flex-tech users
- Showroom users needing back-of-house functionality

SECTION IV

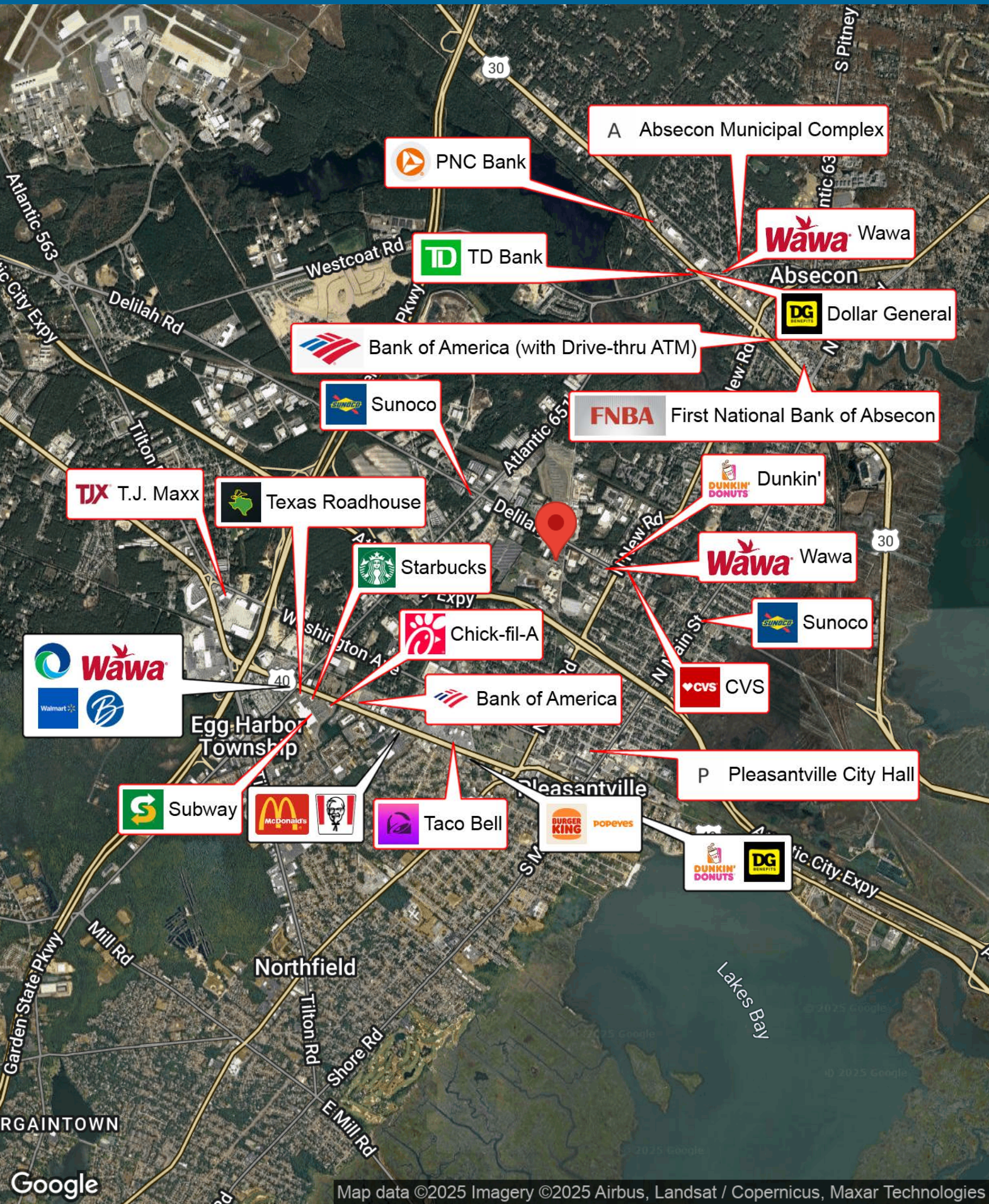
Maps and Aerial Images



BUSINESS MAP

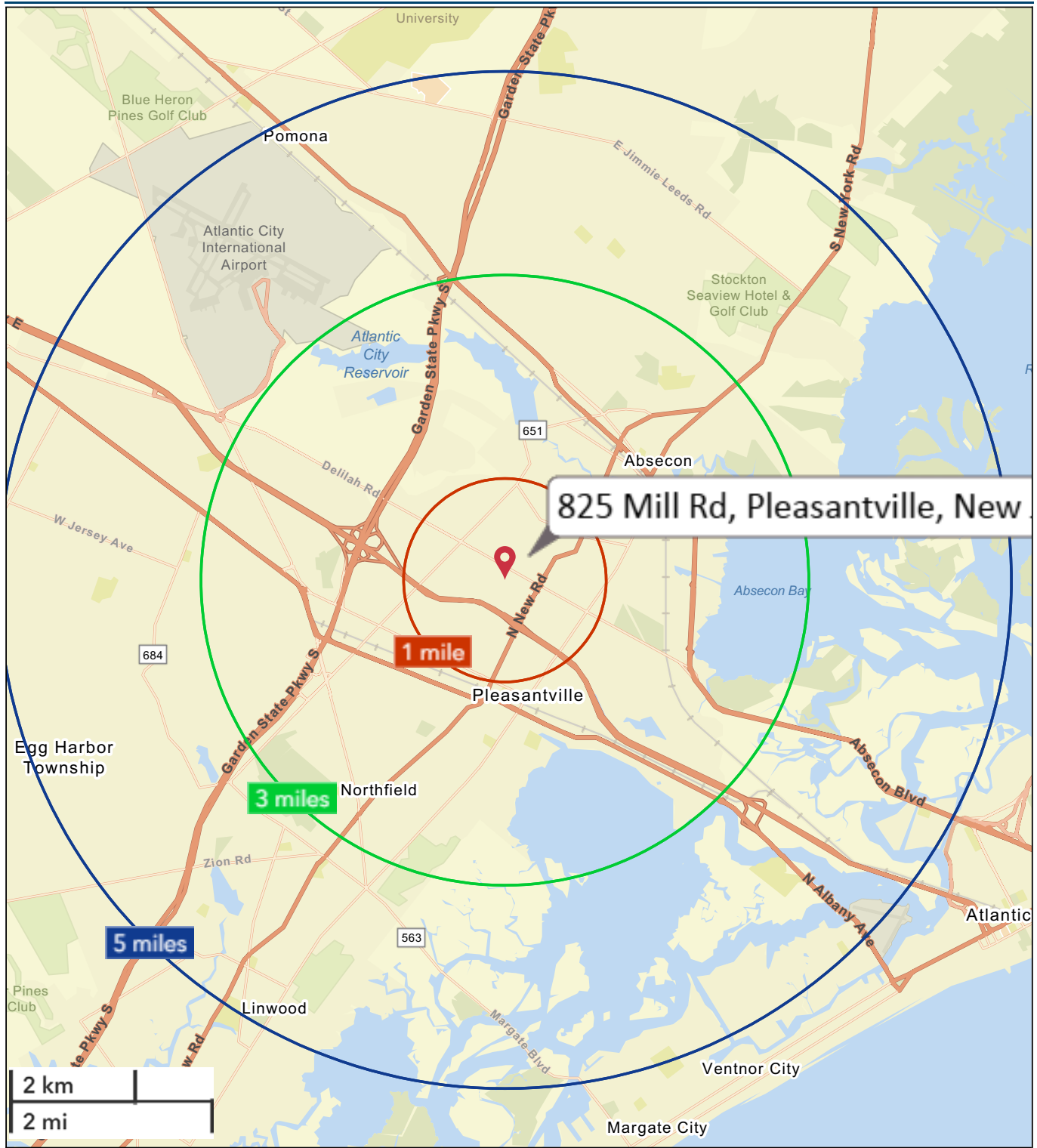
825 Mill Rd
Pleasantville, NJ 08232, NJ 08232

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Distance Map



December 15, 2025

SECTION V

Executive Summary

Executive Summary

825 Mill Rd, Pleasantville, New Jersey, 08232




Rings: 1, 3, 5 mile radii

Population	1 mile	3 miles	5 miles
2010 Population	9,154	42,438	86,081
2020 Population	9,516	44,885	89,777
2025 Population	9,580	45,998	90,564
2030 Population	9,491	46,049	90,031
2010-2020 Annual Rate	0.39%	0.56%	0.42%
2020-2025 Annual Rate	0.13%	0.47%	0.17%
2025-2030 Annual Rate	-0.19%	0.02%	-0.12%

Age			
2025 Median Age	36.3	40.5	41.7
U.S. median age is 39.1			

Race and Ethnicity			
White Alone	16.5%	36.9%	48.6%
Black Alone	37.4%	23.1%	16.6%
American Indian Alone	1.3%	0.9%	0.6%
Asian Alone	3.4%	6.8%	9.8%
Pacific Islander Alone	0.1%	0.1%	0.1%
Some Other Race Alone	29.1%	20.6%	13.8%
Two or More Races	12.1%	11.6%	10.5%
Hispanic Origin	45.9%	34.9%	25.2%
Diversity Index	86.5	86.3	81.1


Households			
2010 Total Households	3,188	15,181	30,636
2020 Total Households	3,467	16,788	32,876
2025 Total Households	3,596	17,702	34,094
2030 Total Households	3,624	18,044	34,454
2010-2020 Annual Rate	0.84%	1.01%	0.71%
2020-2025 Annual Rate	0.70%	1.01%	0.70%
2025-2030 Annual Rate	0.16%	0.38%	0.21%
2025 Average Household Size	2.64	2.56	2.62
Wealth Index	50	72	101

 **Source:** Esri forecasts for 2025 and 2030. U.S. Census 2010 and 2020 Census data converted by Esri into 2020 geography.

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Executive Summary | 825 Mill Rd, Pleasantville, New Jersey, 08232 | Rings: 1, 3, 5 mile radii

Mortgage Income	1 mile	3 miles	5 miles
2025 Percent of Income for Mortgage	35.9%	25.0%	25.3%
Median Household Income			
2025 Median Household Income	\$58,611	\$68,930	\$81,812
2030 Median Household Income	\$67,210	\$76,332	\$89,897
2025-2030 Annual Rate	2.78%	2.06%	1.90%
Average Household Income			
2025 Average Household Income	\$83,097	\$95,029	\$112,610
2030 Average Household Income	\$91,101	\$103,589	\$123,238
Per Capita Income			
2025 Per Capita Income	\$31,432	\$36,489	\$42,385
2030 Per Capita Income	\$35,092	\$40,497	\$47,146
2025-2030 Annual Rate	2.23%	2.11%	2.15%
Income Equality			
2025 Gini Index	44.0	43.3	44.3
Socioeconomic Status			
2025 Socioeconomic Status Index	34.8	41.0	44.9
Housing Unit Summary			
Housing Affordability Index	55	80	79
2010 Total Housing Units	3,415	16,306	33,028
2010 Owner Occupied Hus (%)	48.7%	68.0%	74.9%
2010 Renter Occupied Hus (%)	51.3%	32.0%	25.1%
2010 Vacant Housing Units (%)	6.7%	6.9%	7.2%
2020 Housing Units	3,728	18,049	35,475
2020 Owner Occupied HUs (%)	38.6%	58.0%	68.9%
2020 Renter Occupied HUs (%)	61.4%	42.0%	31.1%
Vacant Housing Units	7.6%	6.9%	8.0%
2025 Housing Units	3,820	18,926	36,491
Owner Occupied Housing Units	40.4%	57.5%	68.5%
Renter Occupied Housing Units	59.6%	42.5%	31.5%
Vacant Housing Units	5.9%	6.5%	6.6%
2030 Total Housing Units	3,829	18,987	36,621
2030 Owner Occupied Housing Units	1,543	10,570	23,926
2030 Renter Occupied Housing Units	2,081	7,473	10,528
2030 Vacant Housing Units	205	943	2,167

 **Source:** Esri forecasts for 2025 and 2030. U.S. Census 2010 and 2020 Census data converted by Esri into 2020 geography.

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SECTION VI

Business Summary





Business Summary Report (NAICS)

825 Mill Rd, Pleasantville, New Jersey, 08232

Rings: 1, 3, 5 mile radii

Data for all businesses in area	1 mile	3 miles	5 miles
Total Businesses	337	2,110	3,529
Total Employees	3,979	21,310	40,176
Total Population	9,580	45,998	90,564
Employee/Population Ratio (per 100)	41.5	46.3	44.4

by NAICS Codes	Businesses		Employees		Businesses		Employees		Businesses		Employees	
	Number	%	Number	%	Number	%	Number	%	Number	%	Number	%
Agriculture, Forestry, Fishing & Hunting (11)	1	0.3%	1	0.0%	1	0.1%	3	0.0%	3	0.1%	9	0.0%
Mining (21)	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%
Utilities (22)	2	0.6%	36	0.9%	4	0.2%	52	0.2%	5	0.1%	58	0.1%
Construction (23)	51	15.1%	379	9.5%	194	9.2%	1,140	5.3%	307	8.7%	1,509	3.8%
Building Construction	17	5.0%	90	2.3%	62	2.9%	274	1.3%	94	2.7%	376	0.9%
Heavy/Civil Eng Construction	4	1.2%	61	1.5%	15	0.7%	122	0.6%	21	0.6%	148	0.4%
Specialty Trade Contractor	30	8.9%	228	5.7%	118	5.6%	744	3.5%	192	5.4%	985	2.5%
Manufacturing (31-33)	14	4.2%	176	4.4%	57	2.7%	697	3.3%	77	2.2%	854	2.1%
Wholesale Trade (42)	24	7.1%	312	7.8%	54	2.6%	559	2.6%	77	2.2%	659	1.6%
Durable Goods	17	5.0%	269	6.8%	39	1.9%	467	2.2%	56	1.6%	535	1.3%
Nondurable Goods	6	1.8%	39	1.0%	14	0.7%	86	0.4%	20	0.6%	118	0.3%
Trade Broker	1	0.3%	4	0.1%	1	0.1%	6	0.0%	1	0.0%	6	0.0%



Source: This infographic contains data provided by Esri-Data Axle (2025), Esri (2025). Data note: Not all NAICS subcategories for a 2 digit major category are being shown.

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Business Summary Report (NAICS)

825 Mill Rd, Pleasantville, New Jersey, 08232

Rings: 1, 3, 5 mile radii

by NAICS Codes	1 mile				3 miles				5 miles			
	Businesses		Employees		Businesses		Employees		Businesses		Employees	
	Number	%	Number	%	Number	%	Number	%	Number	%	Number	%
Retail Trade (44-45)	42	12.5%	566	14.2%	308	14.6%	4,187	19.6%	446	12.6%	6,171	15.4%
Motor Vehicle & Parts Dealers	5	1.5%	33	0.8%	52	2.5%	958	4.5%	68	1.9%	1,275	3.2%
Furniture & Home Furnishing Stores	2	0.6%	206	5.2%	21	1.0%	293	1.4%	29	0.8%	327	0.8%
Electronics & Appliance Stores	2	0.6%	5	0.1%	8	0.4%	21	0.1%	11	0.3%	33	0.1%
Building & Garden Equipment	7	2.1%	86	2.2%	30	1.4%	509	2.4%	43	1.2%	910	2.3%
Food & Beverage Stores	6	1.8%	104	2.6%	50	2.4%	746	3.5%	73	2.1%	1,317	3.3%
Health & Personal Care Stores	3	0.9%	27	0.7%	24	1.1%	146	0.7%	41	1.2%	350	0.9%
Gasoline Stations	4	1.2%	37	0.9%	17	0.8%	76	0.4%	21	0.6%	98	0.2%
Clothing, Shoe and Jewellery Stores	2	0.6%	3	0.1%	29	1.4%	182	0.8%	49	1.4%	273	0.7%
Sporting Goods, Hobby & Music Stores	3	0.9%	7	0.2%	41	1.9%	427	2.0%	63	1.8%	543	1.4%
General Merchandise Stores	8	2.4%	57	1.4%	36	1.7%	831	3.9%	47	1.3%	1,044	2.6%
Transportation & Warehousing (48-49)	12	3.6%	139	3.5%	42	2.0%	1,002	4.7%	59	1.7%	1,214	3.0%
Truck Transportation	4	1.2%	13	0.3%	11	0.5%	140	0.7%	13	0.4%	161	0.4%
Information (51)	7	2.1%	113	2.8%	60	2.8%	578	2.7%	85	2.4%	826	2.1%
Finance & Insurance (52)	7	2.1%	136	3.4%	98	4.6%	1,048	4.9%	174	4.9%	1,780	4.4%
Central Bank/Credit & Related Activities	3	0.9%	25	0.6%	35	1.7%	413	1.9%	57	1.6%	828	2.1%
Securities & Commodity Contracts	2	0.6%	6	0.1%	30	1.4%	239	1.1%	56	1.6%	376	0.9%
Funds, Trusts & Other Financial	2	0.6%	104	2.6%	33	1.6%	396	1.9%	62	1.8%	575	1.4%
Real Estate, Rental & Leasing (53)	20	5.9%	169	4.3%	118	5.6%	741	3.5%	176	5.0%	1,186	3.0%
Professional, Scientific & Tech Services (54)	19	5.6%	145	3.6%	181	8.6%	1,009	4.7%	322	9.1%	1,772	4.4%
Legal Services	1	0.3%	5	0.1%	55	2.6%	248	1.2%	105	3.0%	470	1.2%



Source: This infographic contains data provided by Esri-Data Axle (2025), Esri (2025). Data note: Not all NAICS subcategories for a 2 digit major category are being shown.

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Business Summary Report (NAICS)

825 Mill Rd, Pleasantville, New Jersey, 08232

Rings: 1, 3, 5 mile radii

by NAICS Codes	1 mile				3 miles				5 miles			
	Businesses		Employees		Businesses		Employees		Businesses		Employees	
	Number	%	Number	%	Number	%	Number	%	Number	%	Number	%
Management of Companies (55)	0	0.0%	0	0.0%	2	0.1%	87	0.4%	3	0.1%	89	0.2%
Administrative, Support & Waste Mgmt (56)	21	6.2%	326	8.2%	102	4.8%	818	3.8%	159	4.5%	6,079	15.1%
Educational Services (61)	16	4.8%	721	18.1%	56	2.6%	1,846	8.7%	89	2.5%	3,601	9.0%
Health Care & Social Assistance (62)	23	6.8%	179	4.5%	203	9.6%	2,645	12.4%	498	14.1%	5,661	14.1%
Ambulatory Health Care	10	3.0%	57	1.4%	121	5.7%	1,071	5.0%	352	10.0%	2,870	7.1%
Hospital	0	0.0%	0	0.0%	6	0.3%	94	0.4%	16	0.5%	246	0.6%
Nursing/Residential Care	2	0.6%	33	0.8%	13	0.6%	953	4.5%	26	0.7%	1,481	3.7%
Social Assistance	11	3.3%	88	2.2%	63	3.0%	527	2.5%	104	3.0%	1,065	2.6%
Arts, Entertainment & Recreation (71)	5	1.5%	21	0.5%	40	1.9%	281	1.3%	72	2.0%	589	1.5%
Accommodation & Food Services (72)	14	4.2%	89	2.2%	173	8.2%	1,939	9.1%	279	7.9%	3,672	9.1%
Accommodation	1	0.3%	12	0.3%	47	2.2%	422	2.0%	68	1.9%	1,095	2.7%
Food & Drinking Places	12	3.6%	77	1.9%	126	6.0%	1,516	7.1%	211	6.0%	2,578	6.4%
Other Services Except Public Admin (81)	43	12.8%	291	7.3%	311	14.7%	1,679	7.9%	505	14.3%	2,757	6.9%
Repair & Maintenance	15	4.5%	188	4.7%	82	3.9%	616	2.9%	115	3.3%	783	1.9%
Auto Repair & Maintenance	12	3.6%	182	4.6%	64	3.0%	541	2.5%	86	2.4%	675	1.7%
Personal & Laundry Service	10	3.0%	39	1.0%	108	5.1%	407	1.9%	165	4.7%	709	1.8%
Civic and Other Orgs	18	5.3%	64	1.6%	122	5.8%	656	3.1%	225	6.4%	1,266	3.1%
Public Administration (92)	12	3.6%	179	4.5%	69	3.3%	980	4.6%	118	3.3%	1,664	4.1%
Unclassified Establishments (99)	4	1.2%	0	0.0%	36	1.7%	21	0.1%	74	2.1%	26	0.1%
Total (11-99)	337	100.0%	3,979	100.0%	2,110	100.0%	21,310	100.0%	3,529	100.0%	40,176	100.0%



Source: This infographic contains data provided by Esri-Data Axle (2025), Esri (2025). Data note: Not all NAICS subcategories for a 2 digit major category are being shown.

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Business Summary Report (SIC)

825 Mill Rd, Pleasantville, New Jersey, 08232

Rings: 1, 3, 5 mile radii

Data for all businesses in area	1 mile	3 miles	5 miles
Total Businesses	337	2,110	3,529
Total Employees	3,979	21,310	40,176
Total Population	9,580	45,998	90,564
Employee/Population Ratio (per 100)	41.5	46.3	44.4

by SIC Codes	Businesses		Employees		Businesses		Employees		Businesses		Employees	
	Number	%	Number	%	Number	%	Number	%	Number	%	Number	%
Agriculture & Mining (01-14)	7	2.1%	48	1.2%	41	1.9%	198	0.9%	69	2.0%	390	1.0%
Construction (15-17)	48	14.2%	358	9.0%	179	8.5%	1,074	5.0%	286	8.1%	1,417	3.5%
Manufacturing (20-39)	13	3.9%	234	5.9%	49	2.3%	703	3.3%	67	1.9%	905	2.3%
Transportation (40-47)	14	4.2%	146	3.7%	58	2.8%	1,052	4.9%	89	2.5%	1,326	3.3%
Communication (48)	4	1.2%	25	0.6%	34	1.6%	373	1.8%	43	1.2%	413	1.0%
Utility (49)	6	1.8%	151	3.8%	12	0.6%	238	1.1%	15	0.4%	335	0.8%
Wholesale Trade (50-51)	24	7.1%	312	7.8%	55	2.6%	560	2.6%	78	2.2%	660	1.6%
Retail Trade Summary (52-59)	58	17.2%	659	16.6%	447	21.2%	5,797	27.2%	677	19.2%	8,869	22.1%
Home Improvement	7	2.1%	86	2.2%	31	1.5%	512	2.4%	45	1.3%	913	2.3%
General Merchandise Stores	4	1.2%	26	0.7%	23	1.1%	769	3.6%	31	0.9%	967	2.4%
Food Stores	10	3.0%	117	2.9%	63	3.0%	823	3.9%	92	2.6%	1,420	3.5%
Auto Dealers & Gas Stations	8	2.4%	71	1.8%	67	3.2%	1,032	4.8%	88	2.5%	1,371	3.4%
Apparel & Accessory Stores	2	0.6%	3	0.1%	25	1.2%	169	0.8%	40	1.1%	244	0.6%
Furniture & Home Furnishings	5	1.5%	211	5.3%	32	1.5%	319	1.5%	45	1.3%	369	0.9%
Eating & Drinking Places	11	3.3%	69	1.7%	119	5.6%	1,442	6.8%	200	5.7%	2,464	6.1%
Miscellaneous Retail	11	3.3%	77	1.9%	87	4.1%	731	3.4%	135	3.8%	1,120	2.8%



Source: This infographic contains data provided by Esri-Data Axle (2025), Esri (2025).

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Business Summary Report (SIC)

825 Mill Rd, Pleasantville, New Jersey, 08232

Rings: 1, 3, 5 mile radii

by SIC Codes	1 mile				3 miles				5 miles			
	Businesses		Employees		Businesses		Employees		Businesses		Employees	
	Number	%	Number	%	Number	%	Number	%	Number	%	Number	%
Finance, Insurance, Real Estate (60-67)	20	5.9%	269	6.8%	203	9.6%	1,793	8.4%	334	9.5%	2,958	7.4%
Banks, Savings & Lending	2	0.6%	15	0.4%	36	1.7%	415	1.9%	58	1.6%	830	2.1%
Securities Brokers	2	0.6%	6	0.1%	30	1.4%	239	1.1%	55	1.6%	361	0.9%
Insurance Carriers & Agents	2	0.6%	104	2.6%	33	1.6%	396	1.9%	62	1.8%	575	1.4%
Real Estate, Investment Offices	14	4.2%	144	3.6%	104	4.9%	743	3.5%	159	4.5%	1,191	3.0%
Services Summary (70-89)	127	37.7%	1,596	40.1%	925	43.8%	8,521	40.0%	1,679	47.6%	21,213	52.8%
Hotels & Lodging	1	0.3%	12	0.3%	47	2.2%	422	2.0%	68	1.9%	1,095	2.7%
Automotive Services	17	5.0%	196	4.9%	81	3.8%	609	2.9%	108	3.1%	761	1.9%
Movies & Amusements	6	1.8%	26	0.7%	47	2.2%	359	1.7%	84	2.4%	706	1.8%
Health Services	9	2.7%	88	2.2%	131	6.2%	2,043	9.6%	374	10.6%	4,174	10.4%
Legal Services	1	0.3%	4	0.1%	49	2.3%	225	1.1%	95	2.7%	425	1.1%
Education Inst. & Libraries	16	4.8%	723	18.2%	48	2.3%	1,783	8.4%	75	2.1%	3,509	8.7%
Other Services	77	22.9%	547	13.8%	521	24.7%	3,080	14.4%	875	24.8%	10,543	26.2%
Government (91-97)	12	3.6%	179	4.5%	69	3.3%	980	4.6%	118	3.3%	1,664	4.1%
Unclassified Establishments (99)	4	1.2%	0	0.0%	36	1.7%	21	0.1%	74	2.1%	26	0.1%
Totals (01-99)	337	100.0%	3,979	100.0%	2,110	100.0%	21,310	100.0%	3,529	100.0%	40,176	100.0%



Source: This infographic contains data provided by Esri-Data Axle (2025), Esri (2025).

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