

Traffic Count Report

**LOTS 269,273,277 \*\*Strip Center Location\*\***

277 Route 94, Vernon, NJ 07462

Building Type: Land  
 Class: -  
 RBA: -  
 Typical Floor: -  
 Total Available: **0 SF**  
 % Leased: **0%**  
 Rent/SF/Yr: -



Street	Cross Street	Cross Str Dist	Count Year	Avg Daily Volume	Volume Type	Miles from Subject Prop
1 McAfee - Vernon Road		0.00	2025	10,323	MPSI	.15
2 Co Rd 515	Guthrie Rd	0.08 SW	2024	13,329	MPSI	.36
3 Co Rd 515	Guthrie Rd	0.08 SW	2025	13,283	MPSI	.36
4 Co Rd 515	Guthrie Rd	0.13 N	2024	13,597	MPSI	.37
5 Co Rd 515	Guthrie Rd	0.13 N	2025	13,484	MPSI	.37
6 Co Rd 515	Alberta Dr	0.02 S	2022	12,658	MPSI	.42
7 Co Rd 515	Alberta Dr	0.02 S	2023	11,837	MPSI	.42
8 CR 515	Alberta Dr	0.02 S	2025	11,840	MPSI	.42
9 Vernon - Warwick Road	Pond Eddy Rd	0.04 NE	2024	8,998	MPSI	.45
10 Vernon - Warwick Road	Pond Eddy Rd	0.04 NE	2025	8,977	MPSI	.45

2/23/2026

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 Class: - % Leased: **0%**  
 RBA: - Rent/SF/Yr: -  
 Typical Floor: -



Description	2020	2024	2029
<b>Population</b>	<b>501</b>	<b>531</b>	<b>542</b>
Age 0 - 4	18 3.59%	24 4.52%	28 5.17%
Age 5 - 9	23 4.59%	23 4.33%	25 4.61%
Age 10 - 14	23 4.59%	25 4.71%	24 4.43%
Age 15 - 19	24 4.79%	22 4.14%	24 4.43%
Age 20 - 24	32 6.39%	29 5.46%	25 4.61%
Age 25 - 29	38 7.58%	35 6.59%	30 5.54%
Age 30 - 34	34 6.79%	38 7.16%	34 6.27%
Age 35 - 39	36 7.19%	41 7.72%	38 7.01%
Age 40 - 44	32 6.39%	42 7.91%	40 7.38%
Age 45 - 49	33 6.59%	35 6.59%	39 7.20%
Age 50 - 54	42 8.38%	37 6.97%	37 6.83%
Age 55 - 59	39 7.78%	39 7.34%	37 6.83%
Age 60 - 64	46 9.18%	42 7.91%	38 7.01%
Age 65 - 69	35 6.99%	39 7.34%	38 7.01%
Age 70 - 74	22 4.39%	27 5.08%	33 6.09%
Age 75 - 79	12 2.40%	18 3.39%	24 4.43%
Age 80 - 84	6 1.20%	8 1.51%	14 2.58%
Age 85+	5 1.00%	8 1.51%	11 2.03%
<b>Age 15+</b>	<b>436 87.03%</b>	<b>460 86.63%</b>	<b>462 85.24%</b>
<b>Age 20+</b>	<b>412 82.24%</b>	<b>438 82.49%</b>	<b>438 80.81%</b>
<b>Age 65+</b>	<b>80 15.97%</b>	<b>100 18.83%</b>	<b>120 22.14%</b>
<b>Median Age</b>	<b>43</b>	<b>44</b>	<b>45</b>
<b>Average Age</b>	<b>42.00</b>	<b>42.60</b>	<b>43.80</b>
<b>Population By Race</b>	<b>501</b>	<b>531</b>	<b>542</b>
White	431 86.03%	443 83.43%	452 83.39%
Black	9 1.80%	10 1.88%	10 1.85%
Am. Indian & Alaskan	1 0.20%	0 0.00%	0 0.00%
Asian	4 0.80%	3 0.56%	3 0.55%
Hawaiian & Pacific Islander	0 0.00%	0 0.00%	0 0.00%
Other	57 11.38%	75 14.12%	77 14.21%



# Demographic Detail Report

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 RBA: -  
 Typical Floor: -

Total Available: **0 SF**  
 % Leased: **0%**  
 Rent/SF/Yr: -



Radius	2 Mile		5 Mile		10 Mile	
<b>Population</b>						
2029 Projection	6,819		27,752		98,725	
2024 Estimate	6,666		27,075		97,402	
2020 Census	6,197		24,901		92,920	
Growth 2024 - 2029	2.30%		2.50%		1.36%	
Growth 2020 - 2024	7.57%		8.73%		4.82%	
<b>2024 Population by Age</b>	<b>6,666</b>		<b>27,075</b>		<b>97,402</b>	
Age 0 - 4	313	4.70%	1,226	4.53%	4,437	4.56%
Age 5 - 9	328	4.92%	1,318	4.87%	4,644	4.77%
Age 10 - 14	355	5.33%	1,481	5.47%	5,275	5.42%
Age 15 - 19	330	4.95%	1,457	5.38%	5,327	5.47%
Age 20 - 24	387	5.81%	1,582	5.84%	5,460	5.61%
Age 25 - 29	413	6.20%	1,505	5.56%	5,261	5.40%
Age 30 - 34	446	6.69%	1,582	5.84%	5,491	5.64%
Age 35 - 39	474	7.11%	1,712	6.32%	5,895	6.05%
Age 40 - 44	502	7.53%	1,816	6.71%	6,204	6.37%
Age 45 - 49	434	6.51%	1,630	6.02%	5,881	6.04%
Age 50 - 54	455	6.83%	1,835	6.78%	6,637	6.81%
Age 55 - 59	491	7.37%	2,102	7.76%	7,622	7.83%
Age 60 - 64	528	7.92%	2,256	8.33%	8,139	8.36%
Age 65 - 69	460	6.90%	2,015	7.44%	7,201	7.39%
Age 70 - 74	332	4.98%	1,491	5.51%	5,390	5.53%
Age 75 - 79	220	3.30%	1,037	3.83%	3,993	4.10%
Age 80 - 84	103	1.55%	524	1.94%	2,258	2.32%
Age 85+	98	1.47%	505	1.87%	2,289	2.35%
Age 65+	1,213	18.20%	5,572	20.58%	21,131	21.69%
<b>Median Age</b>	<b>42.90</b>		<b>44.60</b>		<b>45.60</b>	
<b>Average Age</b>	<b>41.80</b>		<b>42.90</b>		<b>43.50</b>	

# Demographic Detail Report

## LOTS 269,273,277 \*\*Strip Center Location\*\*

277 Route 94, Vernon, NJ 07462

Radius	2 Mile	5 Mile	10 Mile
<b>2024 Population By Race</b>	<b>6,666</b>	<b>27,075</b>	<b>97,402</b>
White	5,590 83.86%	22,769 84.10%	80,647 82.80%
Black	135 2.03%	585 2.16%	2,475 2.54%
Am. Indian & Alaskan	6 0.09%	18 0.07%	149 0.15%
Asian	48 0.72%	287 1.06%	1,464 1.50%
Hawaiian & Pacific Island	0 0.00%	0 0.00%	0 0.00%
Other	887 13.31%	3,417 12.62%	12,668 13.01%
<b>Population by Hispanic Origin</b>	<b>6,666</b>	<b>27,075</b>	<b>97,402</b>
Non-Hispanic Origin	5,862 87.94%	24,092 88.98%	86,188 88.49%
Hispanic Origin	804 12.06%	2,984 11.02%	11,213 11.51%
<b>2024 Median Age, Male</b>	<b>41.90</b>	<b>43.40</b>	<b>44.10</b>
<b>2024 Average Age, Male</b>	<b>41.30</b>	<b>42.20</b>	<b>42.50</b>
<b>2024 Median Age, Female</b>	<b>43.90</b>	<b>45.90</b>	<b>47.20</b>
<b>2024 Average Age, Female</b>	<b>42.50</b>	<b>43.60</b>	<b>44.50</b>
<b>2024 Population by Occupation Classification</b>	<b>5,605</b>	<b>22,760</b>	<b>81,983</b>
Civilian Employed	3,990 71.19%	15,671 68.85%	53,821 65.65%
Civilian Unemployed	152 2.71%	709 3.12%	2,191 2.67%
Civilian Non-Labor Force	1,463 26.10%	6,380 28.03%	25,966 31.67%
Armed Forces	0 0.00%	0 0.00%	5 0.01%
<b>Households by Marital Status</b>			
Married	1,300	6,039	20,521
Married No Children	863	4,032	13,590
Married w/Children	437	2,006	6,930
<b>2024 Population by Education</b>	<b>5,338</b>	<b>21,131</b>	<b>76,152</b>
Some High School, No Diploma	149 2.79%	889 4.21%	3,586 4.71%
High School Grad (Incl Equivalency)	1,587 29.73%	6,240 29.53%	22,399 29.41%
Some College, No Degree	1,557 29.17%	6,050 28.63%	19,719 25.89%
Associate Degree	384 7.19%	1,121 5.31%	3,893 5.11%
Bachelor Degree	1,085 20.33%	4,523 21.40%	17,238 22.64%
Advanced Degree	576 10.79%	2,308 10.92%	9,317 12.23%



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Radius	2 Mile		5 Mile		10 Mile	
<b>2024 Population by Occupation</b>	<b>7,374</b>		<b>29,185</b>		<b>100,057</b>	
Real Estate & Finance	358	4.85%	1,017	3.48%	4,028	4.03%
Professional & Management	2,177	29.52%	8,766	30.04%	29,545	29.53%
Public Administration	170	2.31%	801	2.74%	2,387	2.39%
Education & Health	859	11.65%	3,389	11.61%	12,495	12.49%
Services	655	8.88%	2,511	8.60%	8,321	8.32%
Information	26	0.35%	317	1.09%	1,048	1.05%
Sales	880	11.93%	3,590	12.30%	11,728	11.72%
Transportation	42	0.57%	273	0.94%	1,255	1.25%
Retail	411	5.57%	1,863	6.38%	6,807	6.80%
Wholesale	73	0.99%	263	0.90%	1,509	1.51%
Manufacturing	491	6.66%	1,695	5.81%	4,353	4.35%
Production	444	6.02%	1,627	5.57%	5,434	5.43%
Construction	348	4.72%	1,330	4.56%	5,145	5.14%
Utilities	138	1.87%	636	2.18%	2,803	2.80%
Agriculture & Mining	67	0.91%	246	0.84%	615	0.61%
Farming, Fishing, Forestry	2	0.03%	6	0.02%	165	0.16%
Other Services	233	3.16%	855	2.93%	2,419	2.42%
<b>2024 Worker Travel Time to Job</b>	<b>3,396</b>		<b>13,627</b>		<b>47,819</b>	
<30 Minutes	1,103	32.48%	4,313	31.65%	17,347	36.28%
30-60 Minutes	1,247	36.72%	4,791	35.16%	17,325	36.23%
60+ Minutes	1,046	30.80%	4,523	33.19%	13,147	27.49%
<b>2020 Households by HH Size</b>	<b>2,651</b>		<b>9,664</b>		<b>36,388</b>	
1-Person Households	813	30.67%	2,141	22.15%	9,101	25.01%
2-Person Households	925	34.89%	3,518	36.40%	12,518	34.40%
3-Person Households	383	14.45%	1,718	17.78%	6,193	17.02%
4-Person Households	307	11.58%	1,359	14.06%	5,044	13.86%
5-Person Households	149	5.62%	650	6.73%	2,362	6.49%
6-Person Households	49	1.85%	194	2.01%	795	2.18%
7 or more Person Households	25	0.94%	84	0.87%	375	1.03%
<b>2024 Average Household Size</b>	<b>2.30</b>		<b>2.50</b>		<b>2.50</b>	
<b>Households</b>						
2029 Projection	2,941		10,838		38,765	
2024 Estimate	2,871		10,560		38,224	
2020 Census	2,651		9,665		36,388	
Growth 2024 - 2029	2.44%		2.63%		1.42%	
Growth 2020 - 2024	8.30%		9.26%		5.05%	



# Demographic Detail Report

## LOTS 269,273,277 \*\*Strip Center Location\*\*

277 Route 94, Vernon, NJ 07462

Radius	2 Mile		5 Mile		10 Mile	
<b>2024 Households by HH Income</b>	<b>2,871</b>		<b>10,560</b>		<b>38,224</b>	
<\$25,000	354	12.33%	851	8.06%	3,865	10.11%
\$25,000 - \$50,000	304	10.59%	1,022	9.68%	4,561	11.93%
\$50,000 - \$75,000	503	17.52%	1,468	13.90%	5,267	13.78%
\$75,000 - \$100,000	434	15.12%	1,469	13.91%	5,405	14.14%
\$100,000 - \$125,000	281	9.79%	1,319	12.49%	4,151	10.86%
\$125,000 - \$150,000	260	9.06%	1,196	11.33%	3,993	10.45%
\$150,000 - \$200,000	328	11.42%	1,579	14.95%	4,865	12.73%
\$200,000+	407	14.18%	1,656	15.68%	6,117	16.00%
<b>2024 Avg Household Income</b>	<b>\$117,769</b>		<b>\$130,452</b>		<b>\$125,328</b>	
<b>2024 Med Household Income</b>	<b>\$90,812</b>		<b>\$108,908</b>		<b>\$100,084</b>	
<b>2024 Occupied Housing</b>	<b>2,871</b>		<b>10,561</b>		<b>38,224</b>	
Owner Occupied	2,165	75.41%	9,114	86.30%	30,893	80.82%
Renter Occupied	706	24.59%	1,447	13.70%	7,331	19.18%
<b>2020 Housing Units</b>	<b>3,265</b>		<b>11,638</b>		<b>41,426</b>	
1 Unit	2,212	67.75%	10,027	86.16%	34,414	83.07%
2 - 4 Units	143	4.38%	354	3.04%	2,331	5.63%
5 - 19 Units	868	26.58%	1,174	10.09%	2,959	7.14%
20+ Units	42	1.29%	83	0.71%	1,722	4.16%
<b>2024 Housing Value</b>	<b>2,166</b>		<b>9,115</b>		<b>30,892</b>	
<\$100,000	357	16.48%	801	8.79%	1,980	6.41%
\$100,000 - \$200,000	409	18.88%	1,292	14.17%	3,702	11.98%
\$200,000 - \$300,000	595	27.47%	2,968	32.56%	7,579	24.53%
\$300,000 - \$400,000	424	19.58%	2,385	26.17%	8,643	27.98%
\$400,000 - \$500,000	146	6.74%	845	9.27%	4,112	13.31%
\$500,000 - \$1,000,000	225	10.39%	752	8.25%	4,553	14.74%
\$1,000,000+	10	0.46%	72	0.79%	323	1.05%
<b>2024 Median Home Value</b>	<b>\$253,277</b>		<b>\$283,035</b>		<b>\$325,280</b>	
<b>2024 Housing Units by Yr Built</b>	<b>3,268</b>		<b>12,139</b>		<b>42,201</b>	
Built 2010+	155	4.74%	743	6.12%	2,784	6.60%
Built 2000 - 2010	218	6.67%	1,256	10.35%	4,427	10.49%
Built 1990 - 1999	210	6.43%	966	7.96%	4,059	9.62%
Built 1980 - 1989	1,125	34.42%	2,470	20.35%	7,124	16.88%
Built 1970 - 1979	683	20.90%	2,862	23.58%	6,883	16.31%
Built 1960 - 1969	354	10.83%	1,695	13.96%	5,090	12.06%
Built 1950 - 1959	253	7.74%	984	8.11%	4,112	9.74%
Built <1949	270	8.26%	1,163	9.58%	7,722	18.30%
<b>2024 Median Year Built</b>	<b>1980</b>		<b>1977</b>		<b>1975</b>	



Demographic Trend Report

1 Mile Radius

**LOTS 269,273,277 \*\*Strip Center Location\*\***

277 Route 94, Vernon, NJ 07462

Description	2020	2024	2029
<b>Population by Race (Hispanic)</b>	<b>56</b>	<b>69</b>	<b>71</b>
White	14 25.00%	14 20.29%	14 19.72%
Black	1 1.79%	1 1.45%	1 1.41%
Am. Indian & Alaskan	0 0.00%	0 0.00%	0 0.00%
Asian	0 0.00%	0 0.00%	0 0.00%
Hawaiian & Pacific Islander	0 0.00%	0 0.00%	0 0.00%
Other	39 69.64%	55 79.71%	56 78.87%
<b>Household by Household Income</b>	<b>237</b>	<b>255</b>	<b>260</b>
<\$25,000	36 15.19%	44 17.25%	45 17.31%
\$25,000 - \$50,000	31 13.08%	35 13.73%	37 14.23%
\$50,000 - \$75,000	44 18.57%	64 25.10%	71 27.31%
\$75,000 - \$100,000	37 15.61%	38 14.90%	39 15.00%
\$100,000 - \$125,000	25 10.55%	21 8.24%	20 7.69%
\$125,000 - \$150,000	22 9.28%	12 4.71%	9 3.46%
\$150,000 - \$200,000	23 9.70%	19 7.45%	17 6.54%
\$200,000+	19 8.02%	22 8.63%	22 8.46%
<b>Average Household Income</b>	<b>\$99,177</b>	<b>\$92,690</b>	<b>\$90,090</b>
<b>Median Household Income</b>	<b>\$80,067</b>	<b>\$69,592</b>	<b>\$67,812</b>

