

Property Assemblage Information
539 Route 515 & Bank St, Vernon, NJ 07462

Price 1.1M

1.74-acre development site on Route 515 / Bank Street, Vernon NJ. The property is located in the Town Center Development Zone and is serviced with public water and sewer. This is a high visibility main thoroughfare property with many different types of development options available. This site has access points to both Route 515 and the newly designated Main Street. The existing structure on Route 515 will be removed for redevelopment.

Vernon is a fast-growing area adjoining Warwick, NY in the lower Hudson Valley and is within 1 hour of NYC.

The attached property profile includes:

- 539 Route 515 Property Information Detail
- Bank Street Property Information Detail
- Property Traffic Count
- Detail Demographics
- Town Center Zone Detail

Contact Broker, Kevin J Colman @ 973-903-6842 for more details.
kevincolman323i@gmail.com

rev. 9/2024

Property Detail Report

For property located at
539 Rt 515, Vernon, NJ 07462

APN: 22-00407-0000-00009-0000
Generation date: 09/21/2024

Owner(s) Information

Owners(s) name	Main Street Associates Inc	Owner For	6 years
Mailing Address	6 Warren Dr	Absentee	Yes
City, State Zip	Vernon, NJ 07462	Corporate Owned	Yes

Location Information

County	Sussex	Lot Acres	0.5467	Class 4 Code	
Municipality	Vernon Township	Lot Sq Ft	23,814.25	Building Class	
Block / Lot / Qual	407 / 9 / ---	Land Use	Commercial	Building Desc	1SF PREV BD ED
Additional Lots	---	Land Desc	.54 AC	Building Sq.Ft.	7074
Census Code	340373716002004	Zoning	TC	Year Constructed	1975

Tax Information

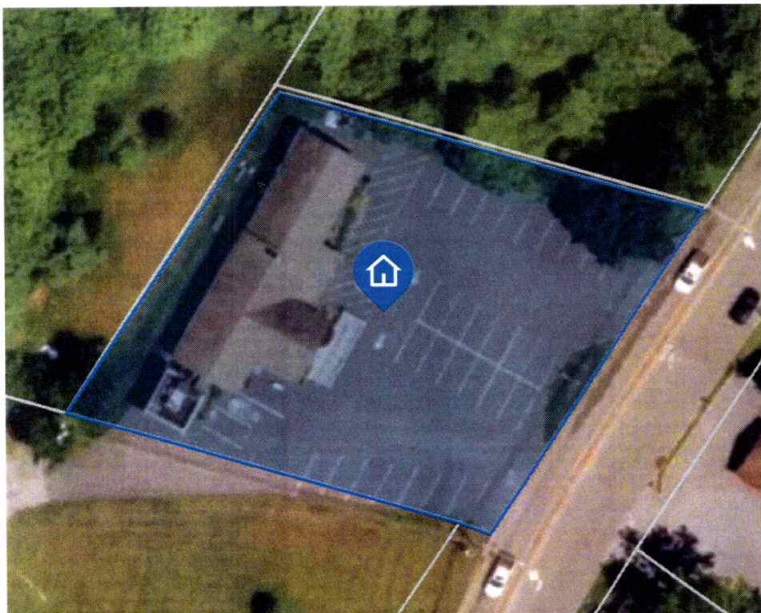
Assessed Year	2024	Land Value	\$152,700	Tax Exemption	---
Tax Year	2023	Improved Value	\$165,000	Deductions (Amount)	0
Calculated Tax	\$7,415.98	Total Assessed Value	\$317,700	Tax Rate (2023)	2.593
Special Tax Codes	---			Tax Ratio (2023)	99.74

Last Market Sale

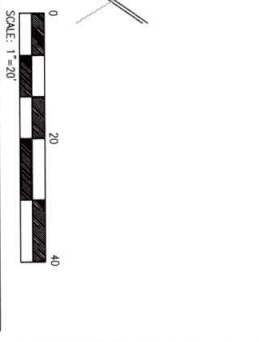
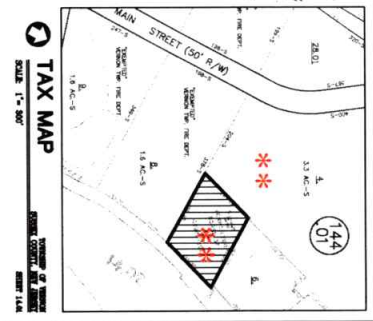
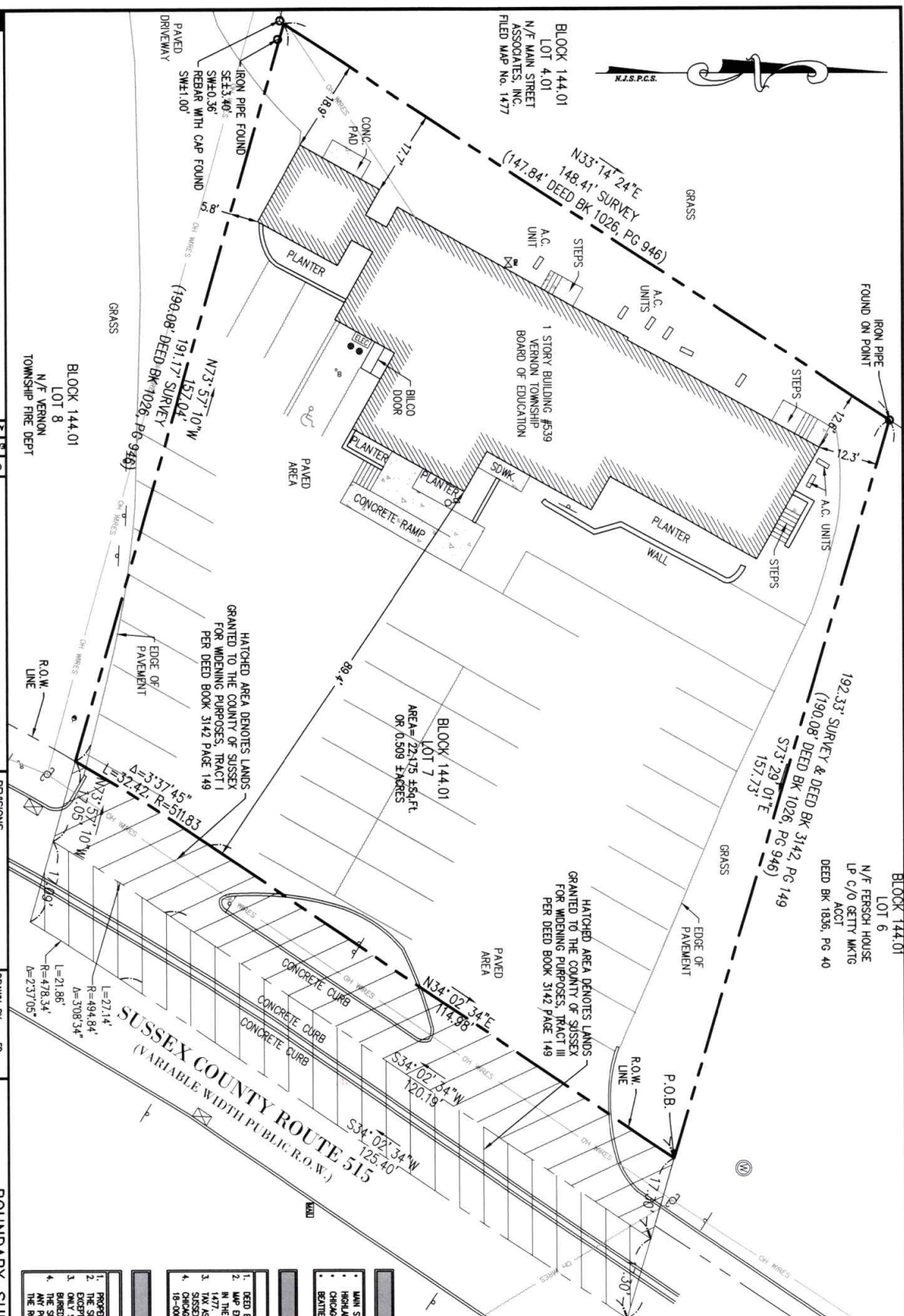
Sale / Rec Date	05/29/2018 - 05/29/2018	Buyer Name	Main Street Associates Inc	Seller Name	
Sale Price	\$176,000	Buyer Street		Seller Street	
Price / Sq.Ft.	\$24.88	Buyer City, State		Seller City, State	
Book / Page	03481 / 00039				
Assessor Code					

FEMA Flood

Flood Zone	Flood Risk	Panel #	Effective Date	Parcel Coverage	SFHA
X	AREA OF MINIMAL FLOOD HAZARD	34037C0205E	09/29/2011	0.55 (100%)	No



Disclaimer: The property information displayed here is obtained from various public records. StateInfoService, LLC makes no guarantees on the validity of the data presented. Although deemed reliable, information may not be accurate. Information should be independently confirmed and you use the information displayed here at your own risk.



CERTIFICATIONS

LAND ASSOCIATES, INC. A NEW JERSEY CORPORATION
 445 GOWAN AVENUE, MIDLAND PARK, N.J. 07432
 N/F MANN STREET ASSOCIATES, INC.
 445 GOWAN AVENUE, MIDLAND PARK, N.J. 07432
 FILED MAP NO. 1477

SURVEY REFERENCES

DEED BOOK 1026, PAGE 946
 DEED BOOK 3142, PAGE 149
 DEED BOOK 1836, PAGE 40
 DEED BOOK 3142, PAGE 149
 DEED BOOK 1836, PAGE 40

GENERAL NOTES

1. DEED BOOK 1026, PAGE 946. DEED BOOK 3142, PAGE 149.
2. THE SUBJECT PROPERTY IS SUBJECT TO EASEMENTS, RESTRICTIONS, OR ENCUMBRANCES, OR OTHER INTERESTS, WHICH ARE SHOWN ON THE SURVEY.
3. THE SUBJECT PROPERTY IS SUBJECT TO THE RIGHTS OF THE PUBLIC IN ANY PORTION OF SAID PROPERTY LIVING WITHIN THE RIGHTS OF HIGHWAY OR ROAD SHOWN.
4. THE SUBJECT PROPERTY IS SUBJECT TO THE RIGHTS OF THE PUBLIC IN ANY PORTION OF SAID PROPERTY LIVING WITHIN THE RIGHTS OF HIGHWAY OR ROAD SHOWN.

LAN ASSOCIATES
 engineering • planning • architecture • surveying

445 GOWAN AVENUE, MIDLAND PARK, N.J. 07432 (201) 447-6400

MATTHEW M. WEBB, PLS
 PROFESSIONAL LAND SURVEYOR
 NJ LICENSE NO. 24693A332000

BOUNDARY SURVEY
 TAX LOT 7 BLOCK 144.01
 ALSO KNOWN AS 535 ROUTE 515
 VERNON TOWNSHIP
 VERNON TOWNSHIP, NEW JERSEY

DATE: 3/16/18

SCALE: 1" = 20'

CHECKED BY: MMW

DRAWN BY: BR

REVISIONS:

1	4/24/18	PER COMMENTS
2	5/8/18	UPDATED CERTIFICATIONS

PLD BRG: N/A, PG: N/A
 Job No. 2.80281.01
 SHEET 1 OF 1

Property Detail Report

For property located at
Bank St, Vernon Township, NJ

APN: 22-00407-0000-00003-0000
Generation date: 09/21/2024

Owner(s) Information

Owners(s) name	Main Street Associates, Inc	Owner For	25 years
Mailing Address	6 Warren Dr	Absentee	Yes
City, State Zip	Vernon, NJ 07462	Corporate Owned	Yes

Location Information

County	Sussex	Lot Acres	1.2056	Class 4 Code	
Municipality	Vernon Township	Lot Sq Ft	52,515.94	Building Class	
Block / Lot / Qual	407 / 3 / ---	Land Use	Vacant land	Building Desc	
Additional Lots	---	Land Desc	1.205 AC	Building Sq.Ft.	0
Census Code	340373716002004	Zoning	TC	Year Constructed	

Tax Information

Assessed Year	2024	Land Value	\$108,800	Tax Exemption	---
Tax Year	2023	Improved Value	---	Deductions (Amount)	0
Calculated Tax	\$2,821.18	Total Assessed Value	\$108,800	Tax Rate (2023)	2.593
Special Tax Codes	---			Tax Ratio (2023)	99.74

FEMA Flood

Flood Zone	Flood Risk	Panel #	Effective Date	Parcel Coverage	SFHA
X	AREA OF MINIMAL FLOOD HAZARD	34037C0205E	09/29/2011	1.21 (100%)	No



PLANNED NOTICE OF PROPOSAL...
The purpose of this notice is to advise the public of the proposed project and to provide an opportunity for public comment.

PROJECT: [unclear]
OWNER: [unclear]

OWNERS CERTIFICATE
I, the undersigned, being the owner of the property described herein, do hereby certify that the information furnished herein is true and correct to the best of my knowledge and belief.

APPLICANT
[unclear]

REFERENCES
1. All work to be done in accordance with the approved plans and specifications.

OWNERS CERTIFICATE
I, the undersigned, being the owner of the property described herein, do hereby certify that the information furnished herein is true and correct to the best of my knowledge and belief.

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I, the undersigned, being the owner of the property described herein, do hereby certify that the information furnished herein is true and correct to the best of my knowledge and belief.

LAND USE BOARD
[unclear]

MUNICIPAL CLERK
[unclear]

CERTIFICATE OF ACCURACY
I, the undersigned, being a duly licensed and qualified professional engineer, do hereby certify that the information furnished herein is true and correct to the best of my knowledge and belief.

NEW JERSEY STATE HIGHWAY ROUTE 94

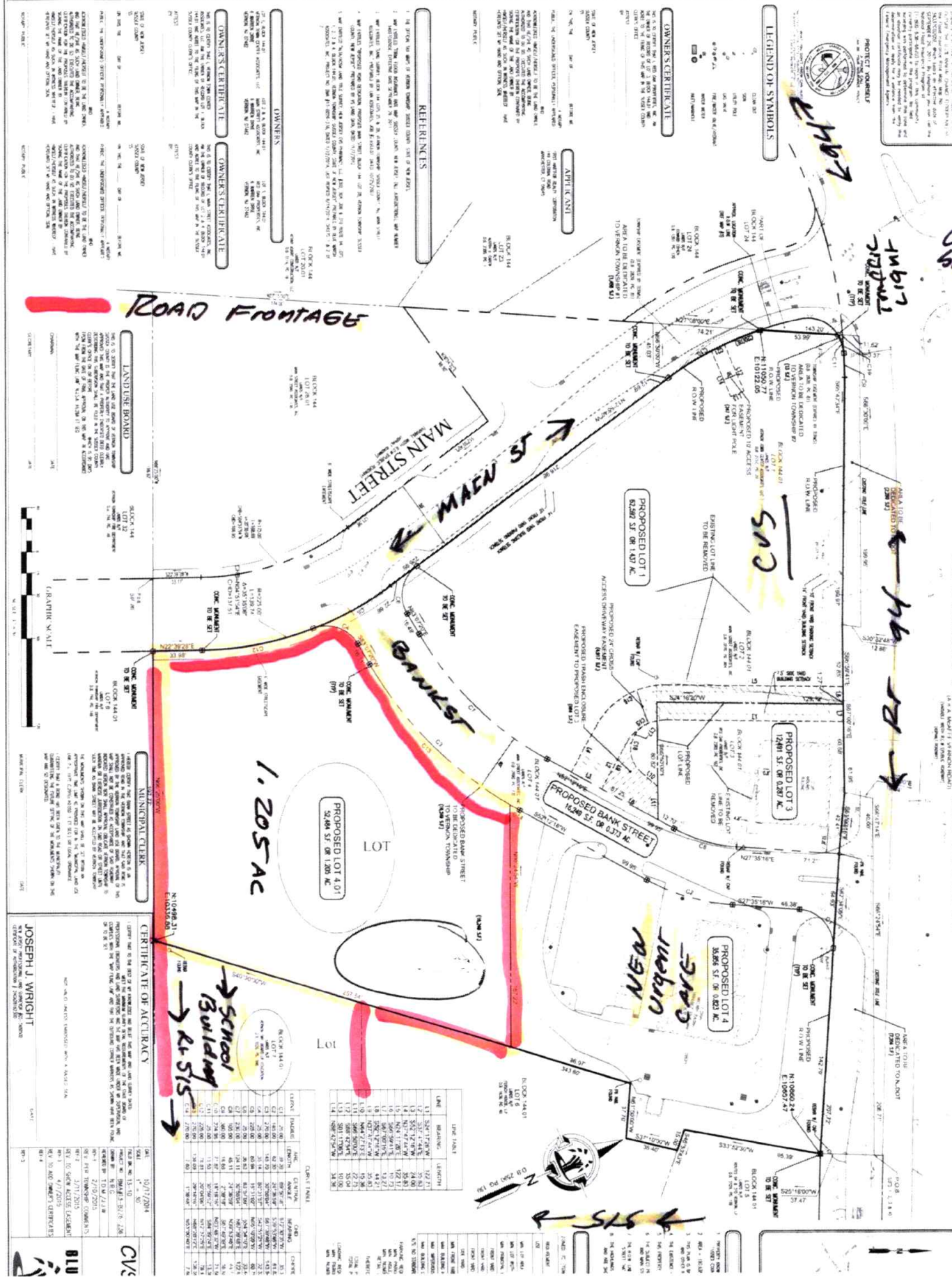


Table with columns: LINE, BEARING, DISTANCE, AREA, PERCENTAGE. Contains data for various lots and boundaries.

Table with columns: DIST, DATE, NAME, ADDRESS, PHONE, FAX, EMAIL. Lists project participants and their contact information.

BLU
CVC

JOSEPH J. WRIGHT
Professional Engineer

Traffic Count Report

Route 15
539 Rt, Vernon, NJ 07462

Building Type: **Class C Office**
 Class: **C**
 RBA: **7,000 SF**
 Typical Floor: **3,720 SF**
 Total Available: **0 SF**
 % Leased: **100%**
 Rent/SF/Yr: **-**



Street	Cross Street	Cross Str Dist	Count Year	Avg Daily Volume	Volume Type	Miles from Subject Prop
1 Co Rd 515	Guthrie Rd	0.08 SW	2022	12,936	MPSI	.03
2 Co Rd 515	Guthrie Rd	0.08 SW	2018	11,912	MPSI	.03
3 Vernon - Warwick Road	Pond Eddy Rd	0.04 NE	2022	8,938	MPSI	.15
4 Co Rd 515	Guthrie Rd	0.13 N	2022	13,123	MPSI	.21
5 Vernon Warwick Rd	Vernon Crossing Rd	0.04 SW	2022	932	MPSI	.28
6 Vernon - Warwick Road	Vernon Crossing Rd	0.04 SW	2022	8,159	MPSI	.28
7 Vernon - Warwick Road	Vernon Crossing Rd	0.04 SW	2020	8,278	MPSI	.28
8 Co Rd 515	Alberta Dr	0.02 S	2020	12,836	MPSI	.32
9 Co Rd 515	Alberta Dr	0.02 S	2022	12,658	MPSI	.32
10 Vernon Crossing	Church St	0.09 NW	2022	2,533	MPSI	.37



BERKSHIRE HATHAWAY
HomeServices
Gross & Jansen REALTORS, LLC

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9/20/2024

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539 Rt, Vernon, NJ 07462

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 Class: **C**
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 Typical Floor: **3,720 SF**

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 Rent/SF/Yr: **-**



Description	2020	2024	2029
Population	483	508	517
Age 0 - 4	19 3.93%	23 4.53%	26 5.03%
Age 5 - 9	22 4.55%	23 4.53%	24 4.64%
Age 10 - 14	23 4.76%	24 4.72%	24 4.64%
Age 15 - 19	24 4.97%	22 4.33%	23 4.45%
Age 20 - 24	29 6.00%	27 5.31%	24 4.64%
Age 25 - 29	35 7.25%	32 6.30%	28 5.42%
Age 30 - 34	32 6.63%	35 6.89%	32 6.19%
Age 35 - 39	34 7.04%	38 7.48%	35 6.77%
Age 40 - 44	31 6.42%	40 7.87%	38 7.35%
Age 45 - 49	31 6.42%	33 6.50%	37 7.16%
Age 50 - 54	40 8.28%	35 6.89%	36 6.96%
Age 55 - 59	37 7.66%	37 7.28%	35 6.77%
Age 60 - 64	45 9.32%	41 8.07%	37 7.16%
Age 65 - 69	37 7.66%	39 7.68%	37 7.16%
Age 70 - 74	21 4.35%	27 5.31%	32 6.19%
Age 75 - 79	12 2.48%	17 3.35%	24 4.64%
Age 80 - 84	6 1.24%	8 1.57%	14 2.71%
Age 85+	5 1.04%	7 1.38%	11 2.13%
Age 15+	419 86.75%	438 86.22%	443 85.69%
Age 20+	395 81.78%	416 81.89%	420 81.24%
Age 65+	81 16.77%	98 19.29%	118 22.82%
Median Age	44	44	46
Average Age	42.10	42.70	44.00

Population By Race	2020	2024	2029
White	417 86.34%	425 83.66%	433 83.75%
Black	9 1.86%	10 1.97%	10 1.93%
Am. Indian & Alaskan	1 0.21%	0 0.00%	0 0.00%
Asian	3 0.62%	3 0.59%	3 0.58%
Hawaiian & Pacific Islander	0 0.00%	0 0.00%	0 0.00%
Other	53 10.97%	70 13.78%	71 13.73%

Route 15
539 Rt, Vernon, NJ 07462

Description	2020	2024	2029
Population by Race (Hispanic)	52	64	65
White	14 26.92%	13 20.31%	13 20.00%
Black	1 1.92%	1 1.56%	1 1.54%
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	36 69.23%	50 78.13%	52 80.00%
Household by Household Income	224	239	241
<\$25,000	30 13.39%	36 15.06%	37 15.35%
\$25,000 - \$50,000	30 13.39%	33 13.81%	33 13.69%
\$50,000 - \$75,000	44 19.64%	64 26.78%	70 29.05%
\$75,000 - \$100,000	35 15.63%	38 15.90%	39 16.18%
\$100,000 - \$125,000	22 9.82%	17 7.11%	15 6.22%
\$125,000 - \$150,000	22 9.82%	12 5.02%	9 3.73%
\$150,000 - \$200,000	22 9.82%	15 6.28%	13 5.39%
\$200,000+	19 8.48%	24 10.04%	25 10.37%
Average Household Income	\$101,420	\$96,031	\$94,581
Median Household Income	\$80,714	\$70,597	\$69,149

Demographic Detail Report

Route 15

539 Rt, Vernon, NJ 07462

Building Type: **Class C Office**
 Class: **C**
 RBA: **7,000 SF**
 Typical Floor: **3,720 SF**

Total Available: **0 SF**
 % Leased: **100%**
 Rent/SF/Yr: **-**



Radius	2 Mile	5 Mile	10 Mile
Population			
2029 Projection	6,794	28,026	98,687
2024 Estimate	6,639	27,355	97,380
2020 Census	6,159	25,186	92,945
Growth 2024 - 2029	2.33%	2.45%	1.34%
Growth 2020 - 2024	7.79%	8.61%	4.77%
2024 Population by Age			
	6,639	27,355	97,380
Age 0 - 4	312 4.70%	1,244 4.55%	4,435 4.55%
Age 5 - 9	328 4.94%	1,341 4.90%	4,634 4.76%
Age 10 - 14	353 5.32%	1,507 5.51%	5,271 5.41%
Age 15 - 19	329 4.96%	1,485 5.43%	5,328 5.47%
Age 20 - 24	379 5.71%	1,602 5.86%	5,454 5.60%
Age 25 - 29	404 6.09%	1,520 5.56%	5,259 5.40%
Age 30 - 34	440 6.63%	1,599 5.85%	5,488 5.64%
Age 35 - 39	469 7.06%	1,733 6.34%	5,895 6.05%
Age 40 - 44	494 7.44%	1,833 6.70%	6,196 6.36%
Age 45 - 49	428 6.45%	1,648 6.02%	5,883 6.04%
Age 50 - 54	453 6.82%	1,859 6.80%	6,640 6.82%
Age 55 - 59	495 7.46%	2,131 7.79%	7,627 7.83%
Age 60 - 64	534 8.04%	2,283 8.35%	8,148 8.37%
Age 65 - 69	468 7.05%	2,032 7.43%	7,201 7.39%
Age 70 - 74	336 5.06%	1,495 5.47%	5,387 5.53%
Age 75 - 79	219 3.30%	1,029 3.76%	3,991 4.10%
Age 80 - 84	103 1.55%	517 1.89%	2,259 2.32%
Age 85+	96 1.45%	497 1.82%	2,284 2.35%
Age 65+	1,222 18.41%	5,570 20.36%	21,122 21.69%
Median Age	43.10	44.50	45.60
Average Age	42.00	42.80	43.50

Demographic Detail Report

Route 15

539 Rt, Vernon, NJ 07462

Radius	2 Mile	5 Mile	10 Mile
2024 Population By Race	6,639	27,355	97,380
White	5,610 84.50%	23,019 84.15%	80,575 82.74%
Black	134 2.02%	585 2.14%	2,474 2.54%
Am. Indian & Alaskan	6 0.09%	19 0.07%	153 0.16%
Asian	40 0.60%	281 1.03%	1,460 1.50%
Hawaiian & Pacific Island	0 0.00%	0 0.00%	0 0.00%
Other	850 12.80%	3,452 12.62%	12,718 13.06%
Population by Hispanic Origin	6,639	27,355	97,380
Non-Hispanic Origin	5,873 88.46%	24,340 88.98%	86,095 88.41%
Hispanic Origin	766 11.54%	3,016 11.03%	11,285 11.59%
2024 Median Age, Male	42.10	43.30	44.10
2024 Average Age, Male	41.40	42.20	42.60
2024 Median Age, Female	44.10	45.70	47.20
2024 Average Age, Female	42.60	43.50	44.50
2024 Population by Occupation Classification	5,581	22,967	81,978
Civilian Employed	3,940 70.60%	15,801 68.80%	53,824 65.66%
Civilian Unemployed	158 2.83%	701 3.05%	2,181 2.66%
Civilian Non-Labor Force	1,483 26.57%	6,465 28.15%	25,967 31.68%
Armed Forces	0 0.00%	0 0.00%	6 0.01%
Households by Marital Status			
Married	1,336	6,099	20,485
Married No Children	887	4,049	13,569
Married w/Children	449	2,049	6,916
2024 Population by Education	5,278	21,296	76,150
Some High School, No Diploma	138 2.61%	878 4.12%	3,619 4.75%
High School Grad (Incl Equivalency)	1,583 29.99%	6,253 29.36%	22,328 29.32%
Some College, No Degree	1,514 28.69%	6,050 28.41%	19,782 25.98%
Associate Degree	339 6.42%	1,118 5.25%	3,891 5.11%
Bachelor Degree	1,133 21.47%	4,667 21.91%	17,265 22.67%
Advanced Degree	571 10.82%	2,330 10.94%	9,265 12.17%



Demographic Detail Report

Route 15						
539 Rt, Vernon, NJ 07462						
Radius	2 Mile		5 Mile		10 Mile	
2024 Population by Occupation	7,323		29,443		100,101	
Real Estate & Finance	363	4.96%	1,059	3.60%	4,042	4.04%
Professional & Management	2,189	29.89%	8,886	30.18%	29,524	29.49%
Public Administration	156	2.13%	816	2.77%	2,426	2.42%
Education & Health	897	12.25%	3,416	11.60%	12,503	12.49%
Services	603	8.23%	2,533	8.60%	8,366	8.36%
Information	26	0.36%	329	1.12%	1,064	1.06%
Sales	896	12.24%	3,600	12.23%	11,692	11.68%
Transportation	49	0.67%	283	0.96%	1,259	1.26%
Retail	403	5.50%	1,867	6.34%	6,755	6.75%
Wholesale	66	0.90%	274	0.93%	1,491	1.49%
Manufacturing	527	7.20%	1,700	5.77%	4,437	4.43%
Production	434	5.93%	1,621	5.51%	5,434	5.43%
Construction	343	4.68%	1,336	4.54%	5,126	5.12%
Utilities	115	1.57%	637	2.16%	2,810	2.81%
Agriculture & Mining	37	0.51%	239	0.81%	607	0.61%
Farming, Fishing, Forestry	2	0.03%	6	0.02%	166	0.17%
Other Services	217	2.96%	841	2.86%	2,399	2.40%
2024 Worker Travel Time to Job	3,334		13,753		47,765	
<30 Minutes	1,043	31.28%	4,322	31.43%	17,235	36.08%
30-60 Minutes	1,273	38.18%	4,831	35.13%	17,433	36.50%
60+ Minutes	1,018	30.53%	4,600	33.45%	13,097	27.42%
2020 Households by HH Size	2,602		9,734		36,444	
1-Person Households	760	29.21%	2,129	21.87%	9,157	25.13%
2-Person Households	915	35.17%	3,525	36.21%	12,526	34.37%
3-Person Households	381	14.64%	1,745	17.93%	6,206	17.03%
4-Person Households	320	12.30%	1,389	14.27%	5,033	13.81%
5-Person Households	153	5.88%	664	6.82%	2,356	6.46%
6-Person Households	48	1.84%	198	2.03%	788	2.16%
7 or more Person Households	25	0.96%	84	0.86%	378	1.04%
2024 Average Household Size	2.30		2.50		2.50	
Households						
2029 Projection	2,889		10,898		38,794	
2024 Estimate	2,819		10,624		38,259	
2020 Census	2,602		9,735		36,444	
Growth 2024 - 2029	2.48%		2.58%		1.40%	
Growth 2020 - 2024	8.34%		9.13%		4.98%	

Demographic Detail Report

Route 15

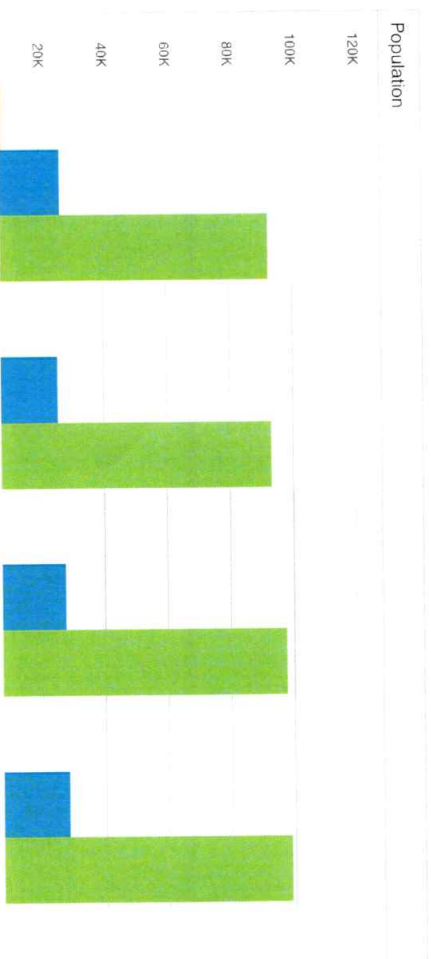
539 Rt, Vernon, NJ 07462

Radius	2 Mile	5 Mile	10 Mile
2024 Households by HH Income	2,820	10,625	38,258
<\$25,000	312 11.06%	846 7.96%	3,879 10.14%
\$25,000 - \$50,000	294 10.43%	1,009 9.50%	4,554 11.90%
\$50,000 - \$75,000	494 17.52%	1,485 13.98%	5,261 13.75%
\$75,000 - \$100,000	421 14.93%	1,493 14.05%	5,397 14.11%
\$100,000 - \$125,000	279 9.89%	1,320 12.42%	4,162 10.88%
\$125,000 - \$150,000	264 9.36%	1,192 11.22%	4,017 10.50%
\$150,000 - \$200,000	319 11.31%	1,586 14.93%	4,856 12.69%
\$200,000+	437 15.50%	1,694 15.94%	6,132 16.03%
2024 Avg Household Income	\$121,832	\$131,091	\$125,388
2024 Med Household Income	\$93,408	\$109,081	\$100,228
2024 Occupied Housing	2,819	10,624	38,259
Owner Occupied	2,194 77.83%	9,193 86.53%	30,875 80.70%
Renter Occupied	625 22.17%	1,431 13.47%	7,384 19.30%
2020 Housing Units	3,207	11,707	41,482
1 Unit	2,345 73.12%	10,141 86.62%	34,468 83.09%
2 - 4 Units	108 3.37%	337 2.88%	2,330 5.62%
5 - 19 Units	720 22.45%	1,156 9.87%	2,960 7.14%
20+ Units	34 1.06%	73 0.62%	1,724 4.16%
2024 Housing Value	2,194	9,195	30,875
<\$100,000	339 15.45%	811 8.82%	1,968 6.37%
\$100,000 - \$200,000	339 15.45%	1,283 13.95%	3,720 12.05%
\$200,000 - \$300,000	646 29.44%	2,965 32.25%	7,545 24.44%
\$300,000 - \$400,000	447 20.37%	2,424 26.36%	8,637 27.97%
\$400,000 - \$500,000	152 6.93%	832 9.05%	4,081 13.22%
\$500,000 - \$1,000,000	262 11.94%	798 8.68%	4,604 14.91%
\$1,000,000+	9 0.41%	82 0.89%	320 1.04%
2024 Median Home Value	\$264,860	\$284,434	\$325,524
2024 Housing Units by Yr Built	3,214	12,209	42,252
Built 2010+	141 4.39%	721 5.91%	2,779 6.58%
Built 2000 - 2010	224 6.97%	1,172 9.60%	4,347 10.29%
Built 1990 - 1999	202 6.29%	1,008 8.26%	4,033 9.55%
Built 1980 - 1989	973 30.27%	2,499 20.47%	7,092 16.79%
Built 1970 - 1979	694 21.59%	2,887 23.65%	6,833 16.17%
Built 1960 - 1969	388 12.07%	1,731 14.18%	5,156 12.20%
Built 1950 - 1959	295 9.18%	1,016 8.32%	4,237 10.03%
Built <1949	297 9.24%	1,175 9.62%	7,775 18.40%
2024 Median Year Built	1978	1977	1975

	2 mile	5 mile	10 mile
2020 Population	6,159	25,186	92,945
2021 Population	6,639	27,355	97,380
2029 Population Projection	6,794	28,028	98,687
Annual Growth 2020-2024	1.9%	2.2%	1.2%
Annual Growth 2024-2029	0.5%	0.5%	0.3%
Median Age	43.1	44.5	45.6
Bachelor's Degree or Higher	32%	33%	35%
U.S. Armed Forces	0	0	6

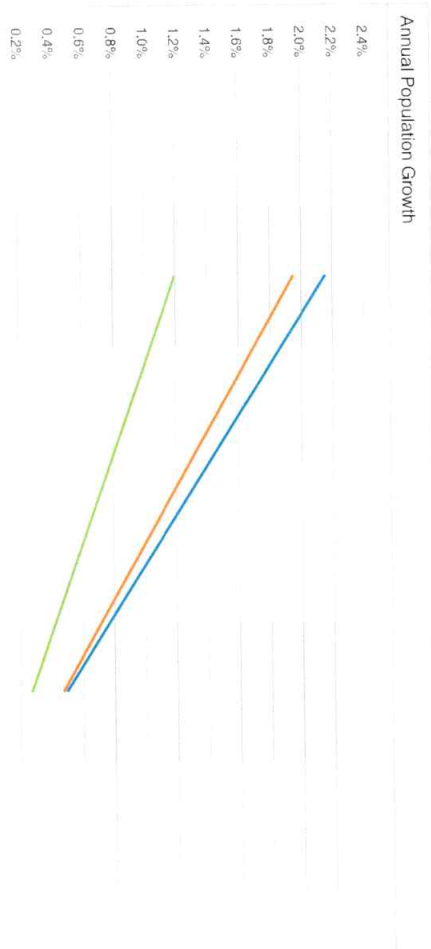
	2 mile	5 mile	10 mile
White	5,610	23,019	80,575
Black	134	585	2,474
American Indian/Alaskan Native	6	19	153
Asian	40	281	1,460
Hawaiian & Pacific Islander	0	0	0
Two or More Races	850	3,452	12,718
Hispanic Origin	766	3,016	11,285

	2 mile	5 mile	10 mile
Median Home Value	\$264,860	\$294,434	\$325,524
Median Year Built	1978	1977	1975

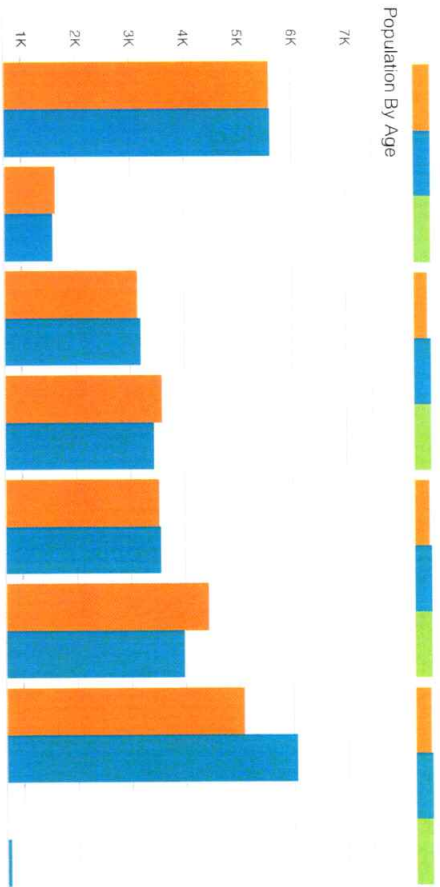


	2 mile	5 mile	10 mile
2020 Households	2,602	9,735	36,444
2024 Households	2,819	10,624	38,259
2029 Household Projection	2,889	10,898	38,794
Annual Growth 2020-2024	0.8%	1.0%	0.7%
Annual Growth 2024-2029	0.5%	0.5%	0.3%
Owner Occupied Households	2,248	9,430	31,315
Renter Occupied Households	641	1,468	7,479
Avg Household Size	2.3	2.5	2.5
Avg Household Vehicles	2	2	2
Total Specified Consumer Spending (\$)	\$102.5M	\$422.2M	\$1.5B

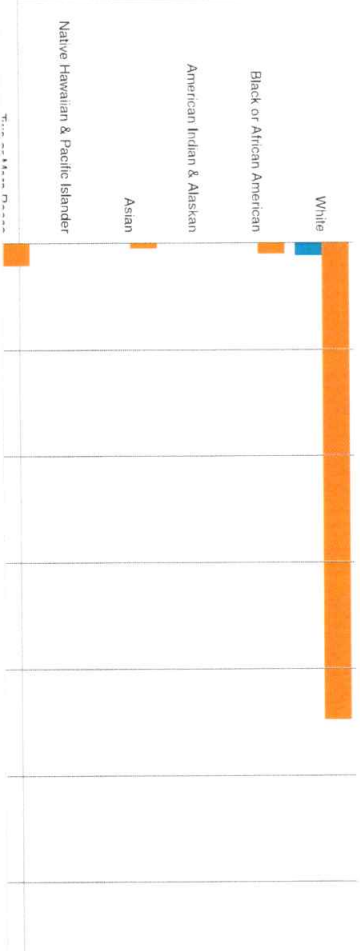
	2 mile	5 mile	10 mile
Avg Household Income	\$121,832	\$131,091	\$125,388
Median Household Income	\$93,408	\$109,081	\$100,228
< \$25,000	312	846	3,879
\$25,000 - 50,000	294	1,009	4,554
\$50,000 - 75,000	494	1,485	5,261
\$75,000 - 100,000	421	1,493	5,397
\$100,000 - 125,000	279	1,320	4,182
\$125,000 - 150,000	264	1,192	4,017
\$150,000 - 200,000	319	1,586	4,856
\$200,000+	437	1,694	6,132



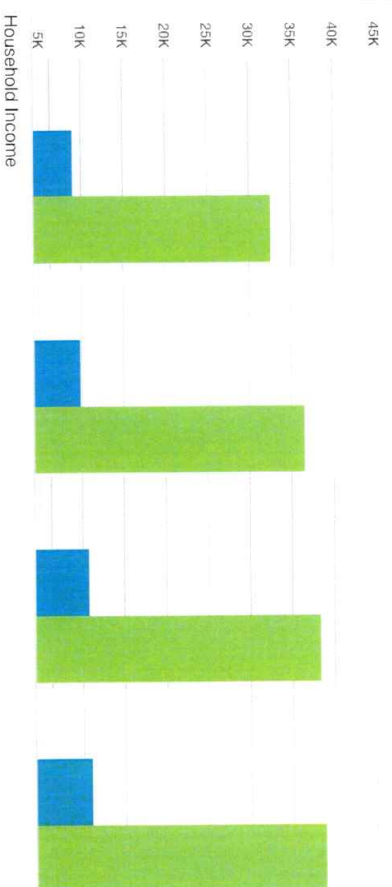
Population By Age



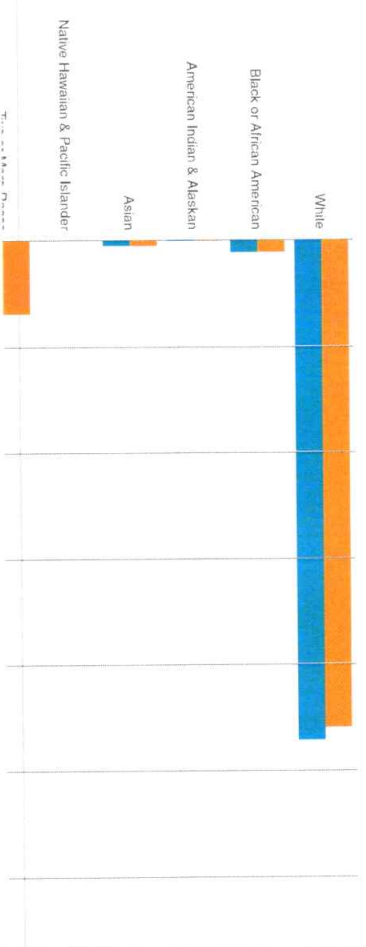
Population By Race & Hispanic Origin



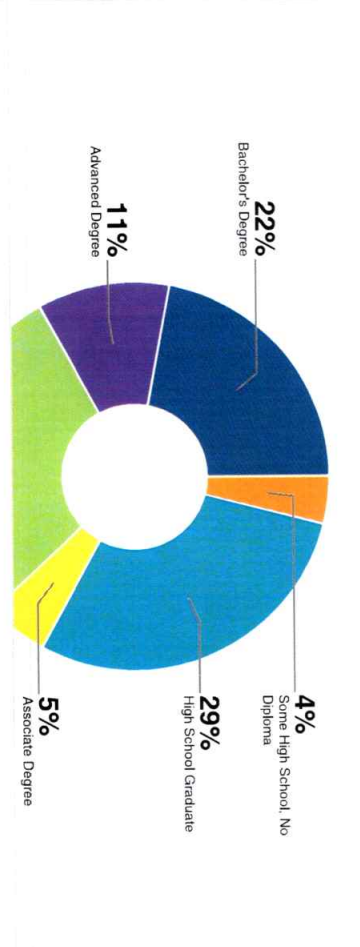
Households



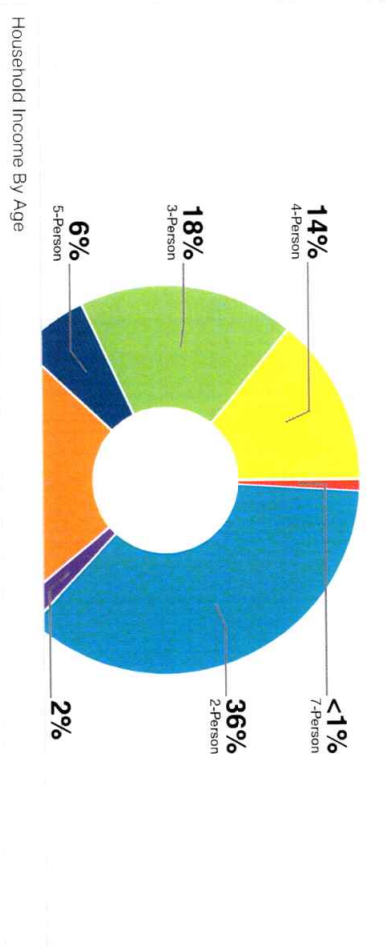
Population By Race



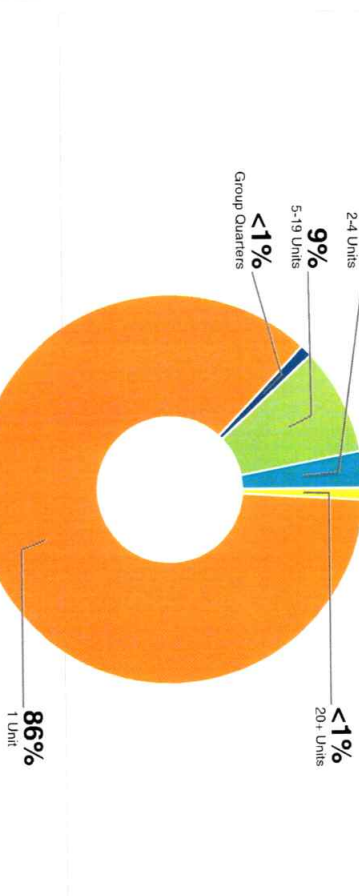
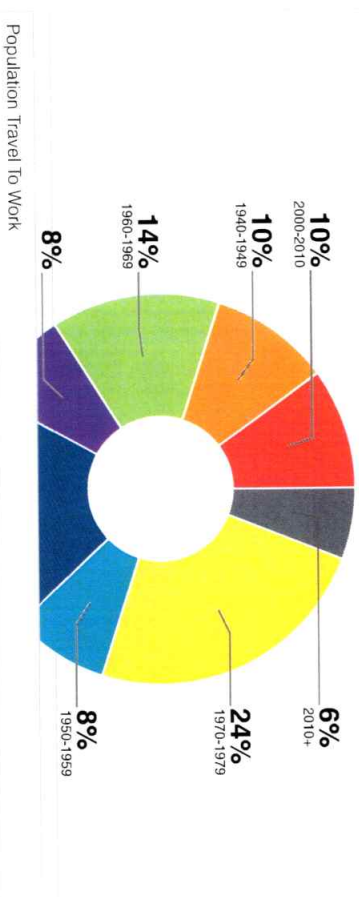
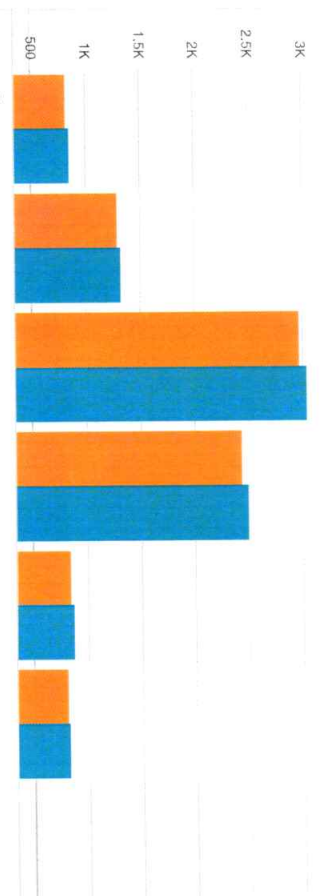
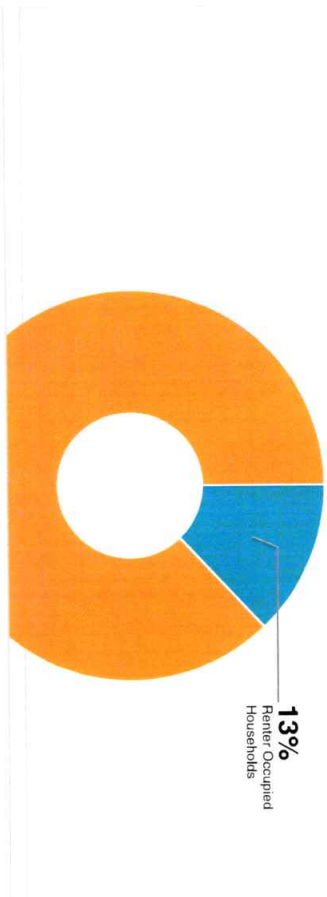
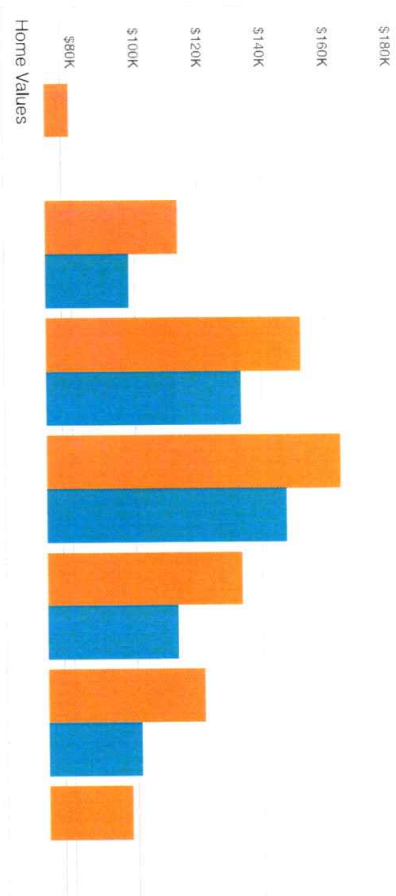
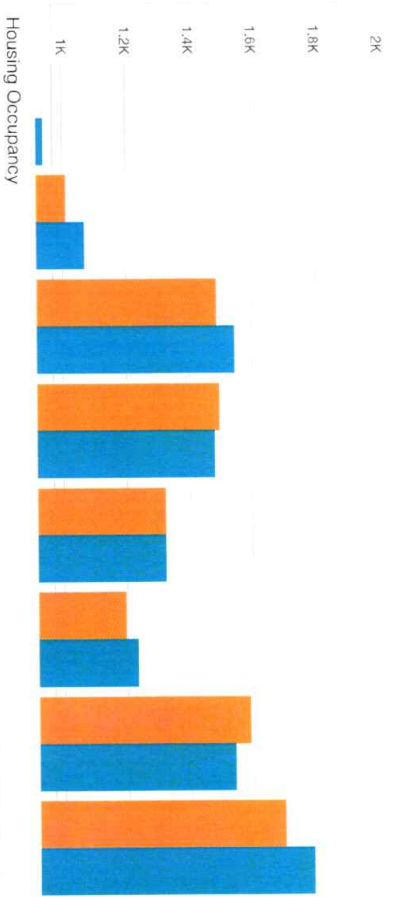
Educational Attainment

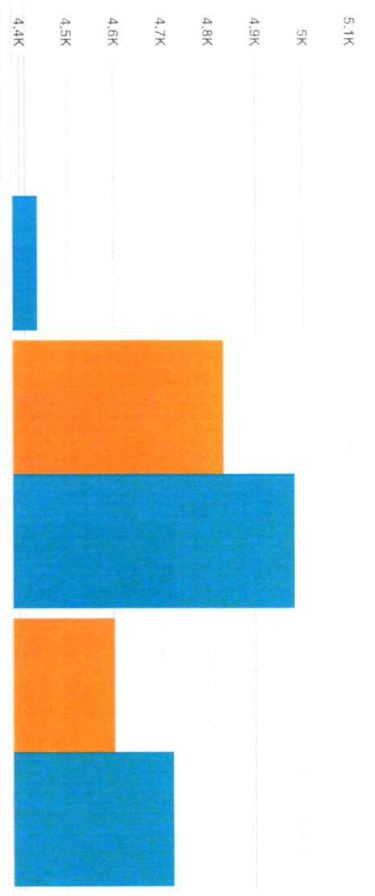


Household Size



Household Income By Age





Industry	2 mile		5 mile		10 mile	
	Employees	Businesses	Employees	Businesses	Employees	Businesses
Service-Producing Industries	3,761	369	5,291	664	22,953	3,277
Trade, Transportation & Utilities	320	41	570	93	3,997	573
Information	25	3	78	9	728	69
Financial Activities	254	50	362	79	1,849	372
Professional & Business Services	213	52	570	135	2,442	667
Education & Health Services	1,144	109	1,277	142	6,573	655
Leisure & Hospitality	1,191	43	1,539	79	3,763	366
Other Services	347	57	562	109	2,228	550
Public Administration	267	14	343	18	1,375	125
Goods-Producing Industries	474	58	941	152	3,537	660
Natural Resources & Mining	7	3	27	8	229	51
Construction	411	48	744	122	2,167	479
Manufacturing	56	7	170	22	1,141	130
Total	4,235	427	6,232	816	26,490	3,937

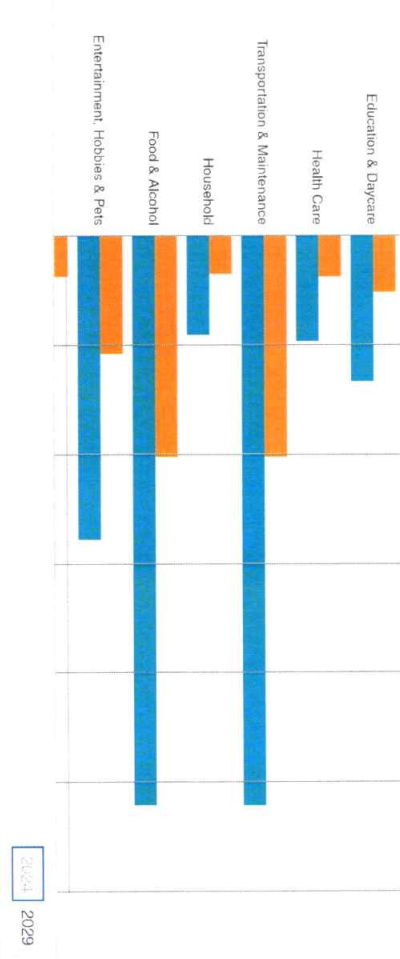
Consumer Spending



Consumer Spending Details

Radius	Total Spending	Avg Household	Per Capita
Expand All	\$4,981,461	\$1,767	\$750
Apparel	\$14,329,277	\$5,083	\$2,158

Per Capita & Avg Household Spending



2029 2029

Radius	Total Spending	Avg Household	Per Capita	Total Spending	Avg Household	Per Capita	Total Spending	Avg Household	Per Capita	Total Spending	Avg Household	Per Capita
2 mile												
Expand All	\$27,502,962	\$9,756	\$4,143	\$110,901,818	\$10,439	\$4,054	\$387,259,856	\$10,122	\$3,977			
Food & Alcohol	\$17,460,239	\$6,194	\$2,630	\$71,537,336	\$6,734	\$2,615	\$249,552,391	\$6,523	\$2,563			
Household	\$26,373,287	\$9,356	\$3,972	\$110,912,065	\$10,440	\$4,055	\$379,442,789	\$9,918	\$3,897			
Transportation & Maintenance	\$4,990,647	\$1,770	\$752	\$20,638,571	\$1,943	\$754	\$73,085,551	\$1,910	\$751			
Health Care	\$6,836,332	\$2,425	\$1,030	\$28,422,064	\$2,675	\$1,039	\$99,195,946	\$2,593	\$1,019			
Education & Daycare	\$102,474,205	\$36,351	\$15,435	\$422,153,828	\$39,736	\$15,432	\$1,468,242,939	\$38,376	\$15,077			
Total Specified Consumer Spen...												
Traffic												
Collection Street		Cross Street		Traffic Volume		Count/Year		Distance from Property				
Co Rd 515		Guthrie Rd SW		12,936		2022		0.03 mi				
Vernon - Warwick Road		Pond Eddy Rd NE		8,938		2022		0.15 mi				
Co Rd 515		Guthrie Rd N		13,123		2022		0.21 mi				
Vernon - Warwick Road		Vernon Crossing Rd SW		8,159		2022		0.28 mi				
Vernon Warwick Rd		Vernon Crossing Rd SW		932		2022		0.28 mi				
Co Rd 515		Alberta Dr S		12,658		2022		0.32 mi				
Vernon Crossing		Church St NW		2,533		2022		0.37 mi				
Vernon Crossing Rd		Church St NW		5,565		2022		0.45 mi				
McAfee - Vernon Road				10,279		2022		0.45 mi				
Co Rd 515		Breakneck Rd S		14,077		2022		0.46 mi				

LAND DEVELOPMENT

330 Attachment 5

SCHEDULE A

Permitted, Conditional and Accessory Uses and Structures*
(Section 330-160)

Township of Vernon

[Amended 12-13-1999 by Ord. No. 99-27; 6-25-2001 by Ord. No. 01-13; 1-28-2002 by Ord. No. 02-04; Ord. No. 11-14;
Ord. No. 13-04; 11-26-2018 by Ord. No. 18-30; 7-26-2021 by Ord. No. 21-16; 9-13-2021 by Ord. No. 21-25; 2-27-2023 by Ord. No. 23-04;
11-27-2023 by Ord. No. 23-22]

Legend:
P = Permitted principal use
A = Permitted accessory use
C = Conditional use

Uses	R-1	R-2	R-3	R-4	SR	PLC	C-1	C-2	C-3	CR	AET	LI	C	MTC	P	PLLC	TC ¹⁴	MV/MU
Accessory uses; customary	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A		
Agriculture/farm	P	P	P	P			P	P	P	P	P	P			A			
Antique shop							P	P	P	P	P						P	
Arts center								C			C							
Auto service station							C	C										
Banks, savings and financial offices							P	P	P								P	
Bars, brewpubs, craft breweries or distilleries								P		P							P	
Bathroom/rest rooms	A	A	A	A	A	A				A				A		A		
Beaches	A	A	A	A	A	A				A				A	A			
Bed-and-breakfast							P	P	P	P	P						P ¹⁴	
Boarding stable							C			P	P							
Bus shelter							C	C	C	C							P	
Business services							P	P	P			P					P	
Campground, proprietary					P													

VERNON CODE

Uses	R-1	R-2	R-3	R-4	SR	PLC	C-1	C-2	C-3	CR	AET	LI	C	MTC	P	PLIC	TC ¹⁴	MVMU
Campground, public										P	C							
Cannabis**																		C
Cannabis cultivator											C	C						C
Cannabis distributor												C						C
Cannabis manufacturer												C						C
Cannabis wholesaler												C						C
Cannabis delivery							C	C	C			C						C
Cannabis retailer							C	C	C			C						C
Cannabis medical dispensary							C	C	C			C						C
Clubhouse	P	P	P	P		P				P						P		
Cluster development	P	P	P	P														
Community residences for the developmentally disabled	P	P	P	P		P										P	P	
Conference center							C	C		P								
Conference room							C	C	C	C	C							
Convenience store							P	P		A							P	
Country club						P				P	P							
Docks	A	A	A	A	A	A				A				A	A	A		
Dwelling, single-family	P	P	P	P		P				C					P	P		
Family day-care home	P	P	P	P	P	P					P		P			P		
Farmstand/produce	A	A	A	A			P	P		P	P	A						
Funeral home							C	P	P									
Galleries							P	P	P	P								
Garage, repair								C				P						
Gardens, botanical										P	P				P			
Gardens, zoological										P	P				P			

LAND DEVELOPMENT

Uses	R-1	R-2	R-3	R-4	SR	PLC	C-1	C-2	C-3	CR	AET	LI	C	MTC	P	PLLC	TC ¹⁴	MV/MU
Gazebo	A	A	A	A	A	A	A	A	A	A	A				A	A		
General development plan																		
Golf course						P				P	C			P				
Golf course, miniature										A								
Health care facility								C										P
Health club						P ³		P		P	C							P
Health services								P				P						P
Home occupation	P	P	P	C		C ⁴					P					C ⁴		
Home professional office	C	C	C	C		C ⁴										C ⁴		
Hotel										P								
Imn							P	P		P	P							P
Institutional uses, excluding places of	C	C	C	C		C ⁴	C	P	C							C ⁴		
Light industry												P						
Lodge										P								
Multifamily age-restricted housing				P														
Nature preserve	P	P	P	P	P	P				P	P		P		P			
Nursery							P	P	P		P							
Office						P ⁵	A	P	P			A				P ₅		P
Office building								P	P									P
Outdoor recreation	P	P	P	P		P				P	P		P		P			
Personal service							P	P	P									
Place of worship	C	C	C	C		C ⁴	C	P	P	P	P					C ⁴		P
Planned adult community ^{11, 12}				P			P			P								
PUD, PCD, PURD, PID ¹¹																		
Private lake community						P										P		

VERNON CODE

Uses	R-1	R-2	R-3	R-4	SR	PLC	C-1	C-2	C-3	CR	AET	LI	C	MTC	P	PLIC	TC ¹⁴	MV/MU
Professional office							P	P	P									
Public utilities																		
Racquet sports facilities										P	C							
Recreation facility,										P	C							P
Recreation facility,	P	P	P	P		P										P	P	
personal																		
Recreation facility, active										P							P	
Recreation facility, private	P	P	P	P	P	P				P						P	P	
Recreation facility, public										P							P	
Recreational development						P				P						P		
Research labs												P						
Residential, single-family	P	P	P	P		P										P		
Resort										P	P							
Resort-oriented housing						P				C								
Restaurant						A ⁶	P	P		P	C						P	
Restaurant, fast-food								P		P							P	
Restaurant, take-out								P		P							P	
Retail sales						A ⁶	P	P	P	A							P	
Retail sales, outdoor						A ⁶	P	P			C						P	
Retail services																		
Riding academy/stables							C			P	P							
School bus shelter	C	C	C	C		C		C	C								P	
Sheltered care facilities																		
Shopping center							C	P										P
Shopping mall								P										
Ski area										P	C							
Ski resort										P								
Solar and photovoltaic	13	13	13	13	13	13	13	13	13	13	13	13	13	13	13	13	13	13

LAND DEVELOPMENT

Uses	R-1	R-2	R-3	R-4	SR	PLC	C-1	C-2	C-3	CR	AET	LI	C	MTC	P	PLLC	TC ¹⁴	MV/MU	
energy																			
Specialty food store							P	P	P	A								P	
Specialty shopping center								P	P									P	
Studio								P	P		P								
Supermarket									P									P	
Temporary outdoor activity	C	C	C	C	C	C ⁶	C	C	C	C	C	C	C	C	C		C ⁶	P	
Theater						A ⁶		P		C								P	
Theme park											P								
Townhouse				P															
Veterinary hospital								P	P										

*Editor's Note: See Appendix A for Redevelopment Plans; Redevelopment Ordinances and Special Zoning Districts.

**Editor's Note: See §330-160 for additional cannabis regulations.

Editor's Note: Ord. No. 06-41 was previously codified herein and was removed at the direction of the Township Clerk to reconcile the Code to reflect that Ord. No. 06-41 was not adopted. Ord. No. 06-41 pertained to Bed and Breakfast Uses in the R-1 and R-2 Zones.

NOTES:

- 1 Permitted only where accessory to a grocery store.
- 2 Subject to approved plan.
- 3 For use by members and their guests, per requirements of community association or club.
- 4 Subject to the charter, bylaws, rules, regulations and restrictions in favor of the community association or club.
- 5 As necessary or appropriate to the operations of the community association or club.
- 6 When incident to community association or club operations or activities.
- 7 Outpatient only.
- 8 PCD only.
- 9 Permitted only where accessory to a health club.
- 10 Permitted only where the required number of off-street parking spaces can be provided on site.
- 11 See applicable sections.
- 12 Semiattached or attached dwelling units.
- 13 See Article XXI, Solar Zoning and Standards, §§ 330-260 and 330-261.
- 14 See § 330-184B, for the Town Center District use regulations.