

Traffic Count Report

Building Type: General Retail
 Secondary: Storefront Retail/Office
 GLA: 1,784 SF
 Year Built: 1965
 Total Available: 1,784 SF
 % Leased: 100%
 Rent/SF/Yr: Negotiable



Street	Cross Street	Cross Str Dist	Count Year	Avg Daily Volume	Volume Type	Miles from Subject Prop
1 McAfee - Vernon Road		0.00	2025	10,742	MPSI	.13
2 McAfee - Vernon Road		0.00	2025	10,323	MPSI	.38
3 NJ 94	Sand Hill Rd	0.03 SW	2024	10,378	MPSI	.57
4 Co Rd 515	Alberta Dr	0.02 S	2023	11,837	MPSI	.64
5 CR 515	Alberta Dr	0.02 S	2025	11,840	MPSI	.64
6 Co Rd 515	Alberta Dr	0.02 S	2022	12,658	MPSI	.65
7 Vernon Stockholm Rd	Eugene Parker Ln	0.02 N	2025	9,305	MPSI	.67
8 Co Rd 515	Breakneck Rd	0.04 S	2024	14,448	MPSI	.67
9 Co Rd 515	Breakneck Rd	0.04 S	2025	14,394	MPSI	.67
10 Vernon Stockholm Rd	Eugene Parker Ln	0.02 N	2024	9,403	MPSI	.67



BERKSHIRE HATHAWAY
 Home Services
 GROSS & JANSEN REALTORS, INC.

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8/25/2025

Demographic Trend Report *AREA*

1 Mile Radius

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Description	2020	2024	2029
Population	1,372	1,479	1,513
Age 0 - 4	45 3.28%	66 4.46%	77 5.09%
Age 5 - 9	62 4.52%	62 4.19%	70 4.63%
Age 10 - 14	57 4.15%	63 4.26%	65 4.30%
Age 15 - 19	61 4.45%	56 3.79%	62 4.10%
Age 20 - 24	93 6.78%	81 5.48%	67 4.43%
Age 25 - 29	112 8.16%	102 6.90%	84 5.55%
Age 30 - 34	97 7.07%	112 7.57%	100 6.61%
Age 35 - 39	104 7.58%	119 8.05%	111 7.34%
Age 40 - 44	87 6.34%	120 8.11%	117 7.73%
Age 45 - 49	96 7.00%	100 6.76%	113 7.47%
Age 50 - 54	117 8.53%	106 7.17%	107 7.07%
Age 55 - 59	109 7.94%	110 7.44%	105 6.94%
Age 60 - 64	124 9.04%	117 7.91%	108 7.14%
Age 65 - 69	83 6.05%	102 6.90%	105 6.94%
Age 70 - 74	60 4.37%	71 4.80%	88 5.82%
Age 75 - 79	34 2.48%	48 3.25%	64 4.23%
Age 80 - 84	16 1.17%	22 1.49%	39 2.58%
Age 85+	15 1.09%	22 1.49%	32 2.12%
Age 15+	1,208 88.05%	1,288 87.09%	1,302 86.05%
Age 20+	1,147 83.60%	1,232 83.30%	1,240 81.96%
Age 65+	208 15.16%	265 17.92%	328 21.68%
Median Age	43	43	45
Average Age	42.00	42.60	43.80
Population By Race	1,372	1,479	1,513
White	1,171 85.35%	1,221 82.56%	1,248 82.49%
Black	23 1.68%	27 1.83%	28 1.85%
Am. Indian & Alaskan	1 0.07%	0 0.00%	0 0.00%
Asian	9 0.66%	9 0.61%	9 0.59%
Hawaiian & Pacific Islander	0 0.00%	0 0.00%	0 0.00%
Other	167 12.17%	222 15.01%	228 15.07%

Demographic Trend Report *ADLA*

1 Mile Radius

Description	2020	2024	2029
Population by Race (Hispanic)	167	211	216
White	43 25.75%	41 19.43%	41 18.98%
Black	4 2.40%	2 0.95%	2 0.93%
Am. Indian & Alaskan	0 0.00%	0 0.00%	0 0.00%
Asian	1 0.60%	0 0.00%	0 0.00%
Hawaiian & Pacific Islander	0 0.00%	0 0.00%	0 0.00%
Other	119 71.26%	168 79.62%	173 80.09%
Household by Household Income	699	758	773
<\$25,000	130 18.60%	155 20.45%	163 21.09%
\$25,000 - \$50,000	99 14.16%	114 15.04%	118 15.27%
\$50,000 - \$75,000	125 17.88%	179 23.61%	195 25.23%
\$75,000 - \$100,000	109 15.59%	112 14.78%	114 14.75%
\$100,000 - \$125,000	71 10.16%	69 9.10%	68 8.80%
\$125,000 - \$150,000	58 8.30%	33 4.35%	25 3.23%
\$150,000 - \$200,000	58 8.30%	53 6.99%	50 6.47%
\$200,000+	49 7.01%	43 5.67%	40 5.17%
Average Household Income	\$92,090	\$82,927	\$79,864
Median Household Income	\$74,099	\$65,416	\$63,623

Demographic Summary Report AREA

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Radius	2 Mile		5 Mile		10 Mile	
Population						
2029 Projection	7,671		30,202		99,465	
2024 Estimate	7,484		29,498		98,162	
2020 Census	6,875		27,278		93,657	
Growth 2024 - 2029	2.50%		2.39%		1.33%	
Growth 2020 - 2024	8.86%		8.14%		4.81%	
2024 Population by Hispanic Origin	934		3,264		11,224	
2024 Population	7,484		29,498		98,162	
White	6,259	83.63%	24,707	83.76%	81,372	82.90%
Black	138	1.84%	675	2.29%	2,426	2.47%
Am. Indian & Alaskan	6	0.08%	20	0.07%	146	0.15%
Asian	57	0.76%	343	1.16%	1,466	1.49%
Hawaiian & Pacific Island	0	0.00%	0	0.00%	0	0.00%
Other	1,023	13.67%	3,752	12.72%	12,752	12.99%
U.S. Armed Forces	0		0		3	
Households						
2029 Projection	3,329		11,969		39,073	
2024 Estimate	3,244		11,679		38,541	
2020 Census	2,962		10,764		36,705	
Growth 2024 - 2029	2.62%		2.48%		1.38%	
Growth 2020 - 2024	9.52%		8.50%		5.00%	
Owner Occupied	2,425	74.75%	9,916	84.90%	31,194	80.94%
Renter Occupied	819	25.25%	1,762	15.09%	7,347	19.06%
2024 Households by HH Income	3,243		11,680		38,539	
Income: <\$25,000	428	13.20%	955	8.18%	3,870	10.04%
Income: \$25,000 - \$50,000	344	10.61%	1,214	10.39%	4,611	11.96%
Income: \$50,000 - \$75,000	537	16.56%	1,699	14.55%	5,357	13.90%
Income: \$75,000 - \$100,000	484	14.92%	1,595	13.66%	5,441	14.12%
Income: \$100,000 - \$125,000	318	9.81%	1,446	12.38%	4,204	10.91%
Income: \$125,000 - \$150,000	336	10.36%	1,347	11.53%	4,008	10.40%
Income: \$150,000 - \$200,000	331	10.21%	1,658	14.20%	4,881	12.67%
Income: \$200,000+	465	14.34%	1,766	15.12%	6,167	16.00%
2024 Avg Household Income	\$117,221		\$127,941		\$125,264	
2024 Med Household Income	\$91,141		\$106,518		\$99,955	