



**\* 1,978 SF FOR LEASE**

**\* JOIN DOLLAR TREE, VILLAGER FARMERS MARKET, ANTHONY FRANCO'S PIZZA, BIRYANI POT, ASHIA, AND ATUL BAKERY**



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# Demographic and Income Comparison Profile

1470 US Highway 46, Parsippany, New Jersey, 07054  
Rings: 1, 3, 5 mile radii

Prepared by Esri  
Latitude: 40.86501  
Longitude: -74.39848

	1 mile	3 miles	5 miles
<b>Census 2020 Summary</b>			
Population	10,476	61,846	131,361
Households	4,263	23,277	49,193
Average Household Size	2.43	2.64	2.65
<b>2025 Summary</b>			
Population	10,655	63,236	133,877
Households	4,401	24,211	51,108
Families	2,731	16,911	36,015
Average Household Size	2.39	2.59	2.60
Owner Occupied Housing Units	1,605	15,418	36,469
Renter Occupied Housing Units	2,796	8,793	14,639
Median Age	40.0	42.3	43.4
Median Household Income	\$115,376	\$124,944	\$139,772
Average Household Income	\$153,302	\$169,634	\$184,137
<b>2030 Summary</b>			
Population	10,561	65,975	138,579
Households	4,410	25,501	53,550
Families	2,721	17,791	37,676
Average Household Size	2.37	2.57	2.57
Owner Occupied Housing Units	1,643	15,749	37,195
Renter Occupied Housing Units	2,768	9,753	16,354
Median Age	40.9	42.9	44.0
Median Household Income	\$123,895	\$142,682	\$155,864
Average Household Income	\$163,999	\$185,003	\$199,124
<b>Trends: 2025-2030 Annual Rate</b>			
Population	-0.18%	0.85%	0.69%
Households	0.04%	1.04%	0.94%
Families	-0.07%	1.02%	0.91%
Owner Households	0.47%	0.43%	0.40%
Median Household Income	1.43%	2.69%	2.20%

Source: Esri forecasts for 2025 and 2030. U.S. Census Bureau 2020 in 2020 geographies.



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2025 Households by Income	1 mile		3 miles		5 miles	
	Number	Percent	Number	Percent	Number	Percent
<\$15,000	390	8.9%	1,123	4.6%	1,821	3.6%
\$15,000 - \$24,999	181	4.1%	752	3.1%	1,490	2.9%
\$25,000 - \$34,999	138	3.1%	894	3.7%	1,770	3.5%
\$35,000 - \$49,999	153	3.5%	1,084	4.5%	2,165	4.2%
\$50,000 - \$74,999	277	6.3%	2,254	9.3%	4,233	8.3%
\$75,000 - \$99,999	715	16.2%	3,222	13.3%	5,775	11.3%
\$100,000 - \$149,999	906	20.6%	4,540	18.8%	9,765	19.1%
\$150,000 - \$199,999	592	13.5%	3,301	13.6%	7,381	14.4%
\$200,000+	1,051	23.9%	7,041	29.1%	16,708	32.7%
Median Household Income	\$115,376		\$124,944		\$139,772	
Average Household Income	\$153,302		\$169,634		\$184,137	
Per Capita Income	\$64,016		\$64,573		\$70,387	

2030 Households by Income	1 mile		3 miles		5 miles	
	Number	Percent	Number	Percent	Number	Percent
<\$15,000	346	7.8%	1,033	4.1%	1,685	3.1%
\$15,000 - \$24,999	152	3.4%	629	2.5%	1,238	2.3%
\$25,000 - \$34,999	120	2.7%	772	3.0%	1,510	2.8%
\$35,000 - \$49,999	138	3.1%	985	3.9%	1,923	3.6%
\$50,000 - \$74,999	259	5.9%	2,104	8.3%	3,877	7.2%
\$75,000 - \$99,999	679	15.4%	3,093	12.1%	5,501	10.3%
\$100,000 - \$149,999	919	20.8%	4,606	18.1%	9,836	18.4%
\$150,000 - \$199,999	611	13.9%	3,584	14.1%	7,872	14.7%
\$200,000+	1,187	26.9%	8,693	34.1%	20,108	37.5%
Median Household Income	\$123,895		\$142,682		\$155,864	
Average Household Income	\$163,999		\$185,003		\$199,124	
Per Capita Income	\$69,206		\$71,106		\$77,049	

**Data Note:** Income is expressed in current dollars.

**Source:** Esri forecasts for 2025 and 2030. U.S. Census Bureau 2020 in 2020 geographies.

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2020 Population by Age	1 mile		3 miles		5 miles	
	Number	Percent	Number	Percent	Number	Percent
Age 0 - 4	559	5.3%	3,049	4.9%	6,255	4.8%
Age 5 - 9	571	5.5%	3,373	5.5%	7,188	5.5%
Age 10 - 14	537	5.1%	3,560	5.8%	7,762	5.9%
Age 15 - 19	443	4.2%	3,472	5.6%	7,740	5.9%
Age 20 - 24	501	4.8%	3,380	5.5%	7,202	5.5%
Age 25 - 34	1,884	18.0%	8,399	13.6%	15,799	12.0%
Age 35 - 44	1,637	15.6%	8,382	13.6%	16,946	12.9%
Age 45 - 54	1,165	11.1%	8,420	13.6%	18,319	13.9%
Age 55 - 64	1,306	12.5%	8,866	14.3%	19,405	14.8%
Age 65 - 74	948	9.0%	5,931	9.6%	13,310	10.1%
Age 75 - 84	624	6.0%	3,494	5.6%	7,885	6.0%
Age 85+	299	2.9%	1,521	2.5%	3,552	2.7%

2025 Population by Age	1 mile		3 miles		5 miles	
	Number	Percent	Number	Percent	Number	Percent
Age 0 - 4	541	5.1%	2,998	4.7%	6,160	4.6%
Age 5 - 9	576	5.4%	3,383	5.3%	7,135	5.3%
Age 10 - 14	550	5.2%	3,547	5.6%	7,658	5.7%
Age 15 - 19	463	4.3%	3,300	5.2%	7,214	5.4%
Age 20 - 24	518	4.9%	3,042	4.8%	6,634	5.0%
Age 25 - 34	1,776	16.7%	8,888	14.1%	17,174	12.8%
Age 35 - 44	1,731	16.2%	8,844	14.0%	17,826	13.3%
Age 45 - 54	1,265	11.9%	8,214	13.0%	17,429	13.0%
Age 55 - 64	1,216	11.4%	8,596	13.6%	18,892	14.1%
Age 65 - 74	1,040	9.8%	6,677	10.6%	14,687	11.0%
Age 75 - 84	638	6.0%	4,087	6.5%	9,258	6.9%
Age 85+	339	3.2%	1,659	2.6%	3,809	2.8%

2030 Population by Age	1 mile		3 miles		5 miles	
	Number	Percent	Number	Percent	Number	Percent
Age 0 - 4	518	4.9%	3,096	4.7%	6,346	4.6%
Age 5 - 9	518	4.9%	3,244	4.9%	6,806	4.9%
Age 10 - 14	544	5.2%	3,622	5.5%	7,686	5.5%
Age 15 - 19	479	4.5%	3,372	5.1%	7,257	5.2%
Age 20 - 24	541	5.1%	3,148	4.8%	6,562	4.7%
Age 25 - 34	1,606	15.2%	8,825	13.4%	17,522	12.6%
Age 35 - 44	1,734	16.4%	9,534	14.5%	19,035	13.7%
Age 45 - 54	1,410	13.4%	8,742	13.3%	18,056	13.0%
Age 55 - 64	1,088	10.3%	8,114	12.3%	17,595	12.7%
Age 65 - 74	1,035	9.8%	7,402	11.2%	16,261	11.7%
Age 75 - 84	730	6.9%	4,823	7.3%	10,792	7.8%
Age 85+	358	3.4%	2,055	3.1%	4,661	3.4%

Source: Esri forecasts for 2025 and 2030. U.S. Census Bureau 2020 in 2020 geographies.

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1470 US Highway 46, Parsippany, New Jersey, 07054  
Rings: 1, 3, 5 mile radii

Prepared by Esri  
Latitude: 40.86501  
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2020 Race and Ethnicity	1 mile		3 miles		5 miles	
	Number	Percent	Number	Percent	Number	Percent
White Alone	3,905	37.3%	32,468	52.5%	82,851	63.1%
Black Alone	418	4.0%	1,721	2.8%	3,466	2.6%
American Indian Alone	36	0.3%	139	0.2%	239	0.2%
Asian Alone	5,036	48.1%	20,806	33.6%	31,345	23.9%
Pacific Islander Alone	4	0.0%	17	0.0%	27	0.0%
Some Other Race Alone	397	3.8%	2,286	3.7%	4,137	3.1%
Two or More Races	679	6.5%	4,409	7.1%	9,297	7.1%
Hispanic Origin (Any Race)	941	9.0%	5,950	9.6%	11,842	9.0%

2025 Race and Ethnicity	1 mile		3 miles		5 miles	
	Number	Percent	Number	Percent	Number	Percent
White Alone	3,727	35.0%	31,679	50.1%	81,180	60.6%
Black Alone	481	4.5%	1,966	3.1%	4,005	3.0%
American Indian Alone	38	0.4%	146	0.2%	253	0.2%
Asian Alone	5,258	49.3%	22,141	35.0%	33,667	25.1%
Pacific Islander Alone	4	0.0%	24	0.0%	36	0.0%
Some Other Race Alone	424	4.0%	2,498	4.0%	4,583	3.4%
Two or More Races	723	6.8%	4,783	7.6%	10,155	7.6%
Hispanic Origin (Any Race)	1,041	9.8%	6,618	10.5%	13,263	9.9%

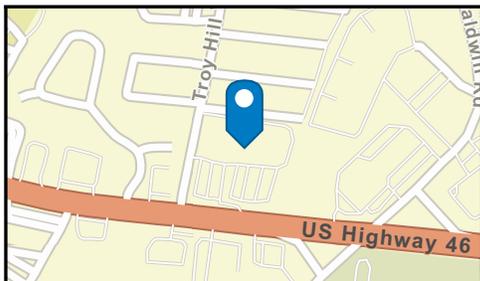
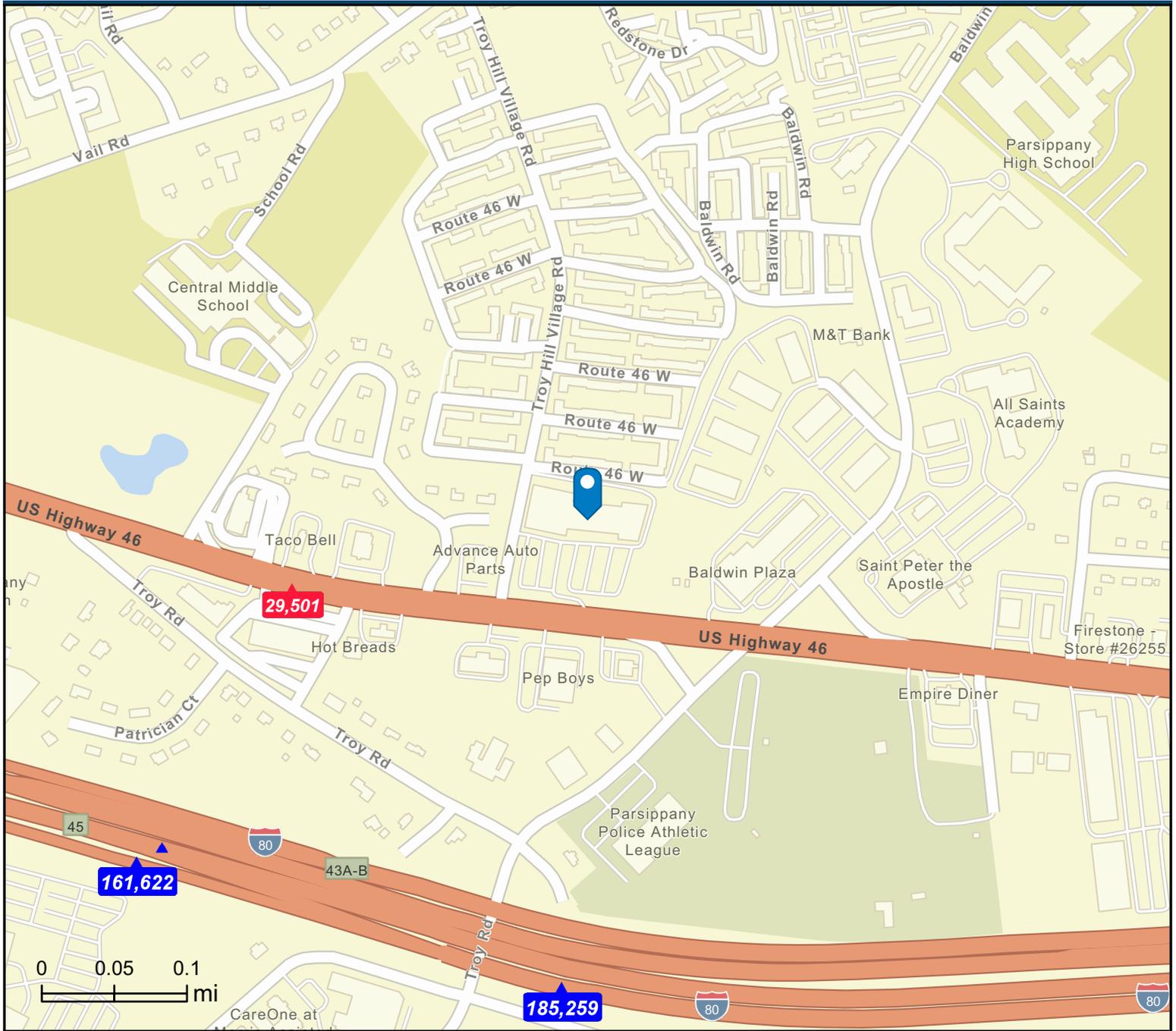
2030 Race and Ethnicity	1 mile		3 miles		5 miles	
	Number	Percent	Number	Percent	Number	Percent
White Alone	3,471	32.9%	31,257	47.4%	80,422	58.0%
Black Alone	484	4.6%	2,087	3.2%	4,267	3.1%
American Indian Alone	37	0.4%	159	0.2%	272	0.2%
Asian Alone	5,380	50.9%	24,454	37.1%	37,309	26.9%
Pacific Islander Alone	4	0.0%	27	0.0%	41	0.0%
Some Other Race Alone	439	4.2%	2,779	4.2%	5,156	3.7%
Two or More Races	746	7.1%	5,212	7.9%	11,113	8.0%
Hispanic Origin (Any Race)	1,086	10.3%	7,317	11.1%	14,775	10.7%

Source: Esri forecasts for 2025 and 2030. U.S. Census Bureau 2020 in 2020 geographies.

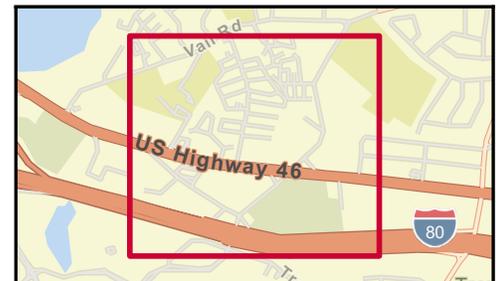
# Traffic Count Map - Close Up

1470 US Highway 46, Parsippany, New Jersey, 07054  
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- Average Daily Traffic Volume**
- ▲ Up to 6,000 vehicles per day
  - ▲ 6,001 - 15,000
  - ▲ 15,001 - 30,000
  - ▲ 30,001 - 50,000
  - ▲ 50,001 - 100,000
  - ▲ More than 100,000 per day



Source: ©2025 Kalibrate Technologies (Q1 2025).