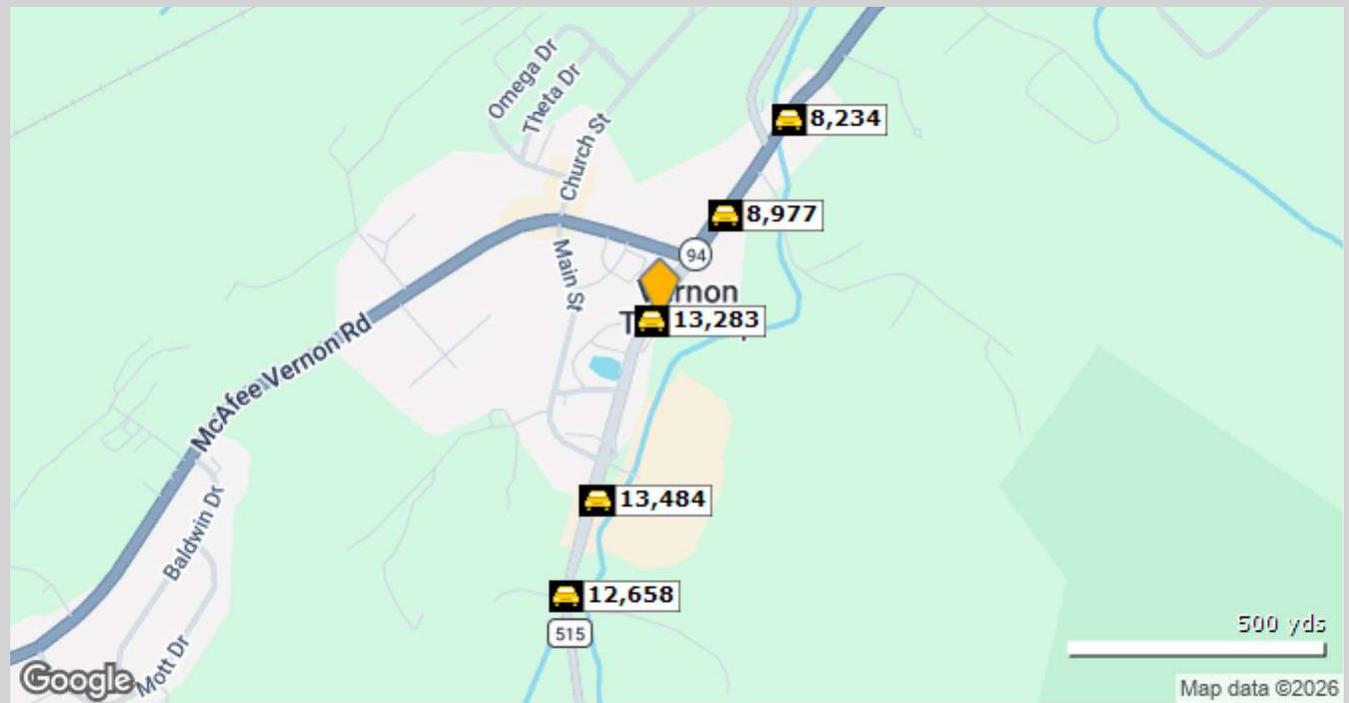


# Traffic Count Report

542 County Route 515, Vernon, NJ 07462

Building Type: **Class C Office**  
 Class: **C**  
 RBA: **3,000 SF**  
 Typical Floor: **3,000 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	2024	13,329	MPSI	.01
2	Co Rd 515	Guthrie Rd	0.08 SW	2025	13,283	MPSI	.01
3	Vernon - Warwick Road	Pond Eddy Rd	0.04 NE	2024	8,998	MPSI	.14
4	Vernon - Warwick Road	Pond Eddy Rd	0.04 NE	2025	8,977	MPSI	.14
5	Co Rd 515	Guthrie Rd	0.13 N	2024	13,597	MPSI	.21
6	Co Rd 515	Guthrie Rd	0.13 N	2025	13,484	MPSI	.21
7	Vernon Warwick Rd	Vernon Crossing Rd	0.04 SW	2025	955	MPSI	.27
8	Vernon - Warwick Road	Vernon Crossing Rd	0.04 SW	2023	8,281	MPSI	.27
9	Vernon - Warwick Road	Vernon Crossing Rd	0.04 SW	2025	8,234	MPSI	.27
10	Co Rd 515	Alberta Dr	0.02 S	2022	12,658	MPSI	.32

# Demographic Detail Report

542 County Route 515, Vernon, NJ 07462

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

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



Radius	2 Mile	5 Mile	10 Mile
<b>Population</b>			
2029 Projection	6,733	28,096	98,811
2024 Estimate	6,577	27,426	97,504
2020 Census	6,088	25,253	93,060
Growth 2024 - 2029	2.37%	2.44%	1.34%
Growth 2020 - 2024	8.03%	8.60%	4.78%
<b>2024 Population by Age</b>			
	<b>6,577</b>	<b>27,426</b>	<b>97,504</b>
Age 0 - 4	309 4.70%	1,248 4.55%	4,440 4.55%
Age 5 - 9	325 4.94%	1,346 4.91%	4,639 4.76%
Age 10 - 14	351 5.34%	1,512 5.51%	5,278 5.41%
Age 15 - 19	326 4.96%	1,490 5.43%	5,336 5.47%
Age 20 - 24	374 5.69%	1,606 5.86%	5,461 5.60%
Age 25 - 29	400 6.08%	1,525 5.56%	5,266 5.40%
Age 30 - 34	437 6.64%	1,603 5.84%	5,494 5.63%
Age 35 - 39	465 7.07%	1,738 6.34%	5,901 6.05%
Age 40 - 44	490 7.45%	1,837 6.70%	6,203 6.36%
Age 45 - 49	423 6.43%	1,654 6.03%	5,890 6.04%
Age 50 - 54	448 6.81%	1,865 6.80%	6,650 6.82%
Age 55 - 59	491 7.47%	2,137 7.79%	7,638 7.83%
Age 60 - 64	529 8.04%	2,289 8.35%	8,159 8.37%
Age 65 - 69	464 7.05%	2,037 7.43%	7,210 7.39%
Age 70 - 74	333 5.06%	1,497 5.46%	5,394 5.53%
Age 75 - 79	217 3.30%	1,029 3.75%	3,996 4.10%
Age 80 - 84	102 1.55%	516 1.88%	2,262 2.32%
Age 85+	95 1.44%	496 1.81%	2,287 2.35%
Age 65+	1,211 18.41%	5,575 20.33%	21,149 21.69%
<b>Median Age</b>	<b>43.10</b>	<b>44.50</b>	<b>45.60</b>
<b>Average Age</b>	<b>42.00</b>	<b>42.80</b>	<b>43.50</b>

# Demographic Detail Report

542 County Route 515, Vernon, NJ 07462

Radius	2 Mile	5 Mile	10 Mile
<b>2024 Population By Race</b>	<b>6,577</b>	<b>27,426</b>	<b>97,504</b>
White	5,563 84.58%	23,080 84.15%	80,677 82.74%
Black	130 1.98%	586 2.14%	2,475 2.54%
Am. Indian & Alaskan	6 0.09%	19 0.07%	153 0.16%
Asian	39 0.59%	281 1.02%	1,462 1.50%
Hawaiian & Pacific Island	0 0.00%	0 0.00%	0 0.00%
Other	840 12.77%	3,461 12.62%	12,737 13.06%
<b>Population by Hispanic Origin</b>	<b>6,577</b>	<b>27,426</b>	<b>97,504</b>
Non-Hispanic Origin	5,821 88.51%	24,402 88.97%	86,203 88.41%
Hispanic Origin	756 11.49%	3,024 11.03%	11,301 11.59%
<b>2024 Median Age, Male</b>	<b>42.10</b>	<b>43.30</b>	<b>44.10</b>
<b>2024 Average Age, Male</b>	<b>41.40</b>	<b>42.10</b>	<b>42.60</b>
<b>2024 Median Age, Female</b>	<b>44.10</b>	<b>45.70</b>	<b>47.20</b>
<b>2024 Average Age, Female</b>	<b>42.60</b>	<b>43.40</b>	<b>44.50</b>
<b>2024 Population by Occupation Classification</b>	<b>5,528</b>	<b>23,023</b>	<b>82,083</b>
Civilian Employed	3,891 70.39%	15,841 68.81%	53,897 65.66%
Civilian Unemployed	158 2.86%	702 3.05%	2,188 2.67%
Civilian Non-Labor Force	1,479 26.75%	6,480 28.15%	25,992 31.67%
Armed Forces	0 0.00%	0 0.00%	6 0.01%
<b>Households by Marital Status</b>			
Married	1,325	6,113	20,514
Married No Children	879	4,056	13,587
Married w/Children	446	2,057	6,926
<b>2024 Population by Education</b>	<b>5,220</b>	<b>21,342</b>	<b>76,244</b>
Some High School, No Diploma	136 2.61%	877 4.11%	3,619 4.75%
High School Grad (Incl Equivalency)	1,564 29.96%	6,269 29.37%	22,344 29.31%
Some College, No Degree	1,497 28.68%	6,055 28.37%	19,822 26.00%
Associate Degree	327 6.26%	1,118 5.24%	3,893 5.11%
Bachelor Degree	1,134 21.72%	4,690 21.98%	17,291 22.68%
Advanced Degree	562 10.77%	2,333 10.93%	9,275 12.16%

# Demographic Detail Report

542 County Route 515, Vernon, NJ 07462

Radius	2 Mile		5 Mile		10 Mile	
<b>2024 Population by Occupation</b>	<b>7,238</b>		<b>29,519</b>		<b>100,247</b>	
Real Estate & Finance	363	5.02%	1,065	3.61%	4,051	4.04%
Professional & Management	2,161	29.86%	8,909	30.18%	29,572	29.50%
Public Administration	155	2.14%	820	2.78%	2,430	2.42%
Education & Health	889	12.28%	3,427	11.61%	12,518	12.49%
Services	584	8.07%	2,540	8.60%	8,373	8.35%
Information	26	0.36%	331	1.12%	1,069	1.07%
Sales	895	12.37%	3,606	12.22%	11,710	11.68%
Transportation	48	0.66%	284	0.96%	1,260	1.26%
Retail	401	5.54%	1,870	6.33%	6,764	6.75%
Wholesale	62	0.86%	276	0.93%	1,493	1.49%
Manufacturing	522	7.21%	1,705	5.78%	4,450	4.44%
Production	428	5.91%	1,622	5.49%	5,439	5.43%
Construction	341	4.71%	1,342	4.55%	5,129	5.12%
Utilities	113	1.56%	637	2.16%	2,817	2.81%
Agriculture & Mining	37	0.51%	238	0.81%	606	0.60%
Farming, Fishing, Forestry	2	0.03%	6	0.02%	166	0.17%
Other Services	211	2.92%	841	2.85%	2,400	2.39%
<b>2024 Worker Travel Time to Job</b>	<b>3,291</b>		<b>13,794</b>		<b>47,823</b>	
<30 Minutes	1,018	30.93%	4,330	31.39%	17,250	36.07%
30-60 Minutes	1,265	38.44%	4,845	35.12%	17,461	36.51%
60+ Minutes	1,008	30.63%	4,619	33.49%	13,112	27.42%
<b>2020 Households by HH Size</b>	<b>2,570</b>		<b>9,758</b>		<b>36,487</b>	
1-Person Households	749	29.14%	2,131	21.84%	9,167	25.12%
2-Person Households	903	35.14%	3,530	36.18%	12,540	34.37%
3-Person Households	377	14.67%	1,751	17.94%	6,215	17.03%
4-Person Households	319	12.41%	1,396	14.31%	5,040	13.81%
5-Person Households	151	5.88%	667	6.84%	2,358	6.46%
6-Person Households	47	1.83%	199	2.04%	788	2.16%
7 or more Person Households	24	0.93%	84	0.86%	379	1.04%
<b>2024 Average Household Size</b>	<b>2.30</b>		<b>2.50</b>		<b>2.50</b>	
<b>Households</b>						
2029 Projection	2,861		10,920		38,839	
2024 Estimate	2,791		10,647		38,304	
2020 Census	2,571		9,756		36,487	
Growth 2024 - 2029	2.51%		2.56%		1.40%	
Growth 2020 - 2024	8.56%		9.13%		4.98%	

# Demographic Detail Report

542 County Route 515, Vernon, NJ 07462

Radius	2 Mile	5 Mile	10 Mile
<b>2024 Households by HH Income</b>	<b>2,790</b>	<b>10,646</b>	<b>38,303</b>
<\$25,000	306 10.97%	846 7.95%	3,881 10.13%
\$25,000 - \$50,000	292 10.47%	1,008 9.47%	4,555 11.89%
\$50,000 - \$75,000	485 17.38%	1,490 14.00%	5,268 13.75%
\$75,000 - \$100,000	416 14.91%	1,501 14.10%	5,403 14.11%
\$100,000 - \$125,000	275 9.86%	1,323 12.43%	4,164 10.87%
\$125,000 - \$150,000	266 9.53%	1,193 11.21%	4,026 10.51%
\$150,000 - \$200,000	311 11.15%	1,588 14.92%	4,862 12.69%
\$200,000+	439 15.73%	1,697 15.94%	6,144 16.04%
<b>2024 Avg Household Income</b>	<b>\$122,368</b>	<b>\$131,089</b>	<b>\$125,430</b>
<b>2024 Med Household Income</b>	<b>\$93,749</b>	<b>\$109,032</b>	<b>\$100,267</b>
<b>2024 Occupied Housing</b>	<b>2,791</b>	<b>10,647</b>	<b>38,304</b>
Owner Occupied	2,179 78.07%	9,215 86.55%	30,916 80.71%
Renter Occupied	612 21.93%	1,432 13.45%	7,388 19.29%
<b>2020 Housing Units</b>	<b>3,176</b>	<b>11,732</b>	<b>41,534</b>
1 Unit	2,331 73.39%	10,169 86.68%	34,521 83.12%
2 - 4 Units	107 3.37%	335 2.86%	2,329 5.61%
5 - 19 Units	703 22.13%	1,155 9.84%	2,960 7.13%
20+ Units	35 1.10%	73 0.62%	1,724 4.15%
<b>2024 Housing Value</b>	<b>2,179</b>	<b>9,215</b>	<b>30,916</b>
<\$100,000	330 15.14%	813 8.82%	1,969 6.37%
\$100,000 - \$200,000	336 15.42%	1,283 13.92%	3,721 12.04%
\$200,000 - \$300,000	648 29.74%	2,969 32.22%	7,551 24.42%
\$300,000 - \$400,000	441 20.24%	2,435 26.42%	8,651 27.98%
\$400,000 - \$500,000	151 6.93%	832 9.03%	4,089 13.23%
\$500,000 - \$1,000,000	265 12.16%	801 8.69%	4,614 14.92%
\$1,000,000+	8 0.37%	82 0.89%	321 1.04%
<b>2024 Median Home Value</b>	<b>\$265,354</b>	<b>\$284,590</b>	<b>\$325,627</b>
<b>2024 Housing Units by Yr Built</b>	<b>3,185</b>	<b>12,234</b>	<b>42,302</b>
Built 2010+	144 4.52%	720 5.89%	2,782 6.58%
Built 2000 - 2010	224 7.03%	1,161 9.49%	4,343 10.27%
Built 1990 - 1999	198 6.22%	1,015 8.30%	4,036 9.54%
Built 1980 - 1989	952 29.89%	2,506 20.48%	7,098 16.78%
Built 1970 - 1979	687 21.57%	2,894 23.66%	6,839 16.17%
Built 1960 - 1969	381 11.96%	1,735 14.18%	5,177 12.24%
Built 1950 - 1959	298 9.36%	1,023 8.36%	4,250 10.05%
Built <1949	301 9.45%	1,180 9.65%	7,777 18.38%
<b>2024 Median Year Built</b>	<b>1978</b>	<b>1977</b>	<b>1975</b>

