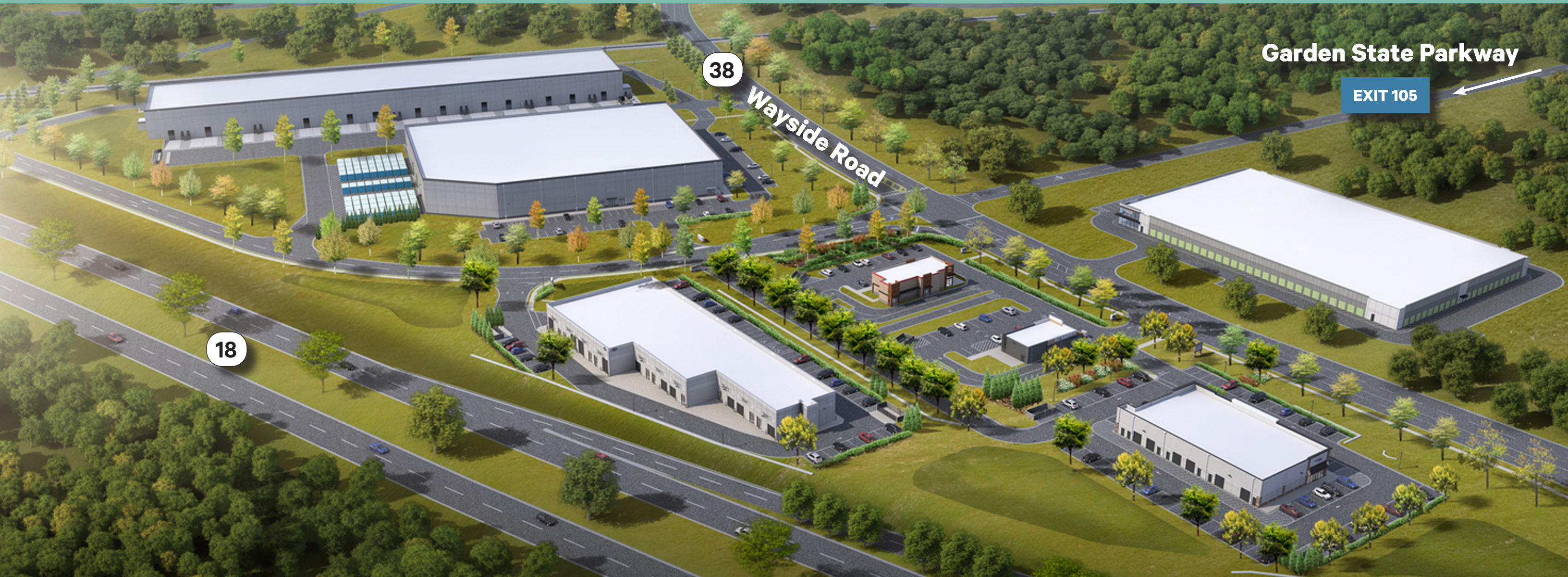


# Wayside Crossing

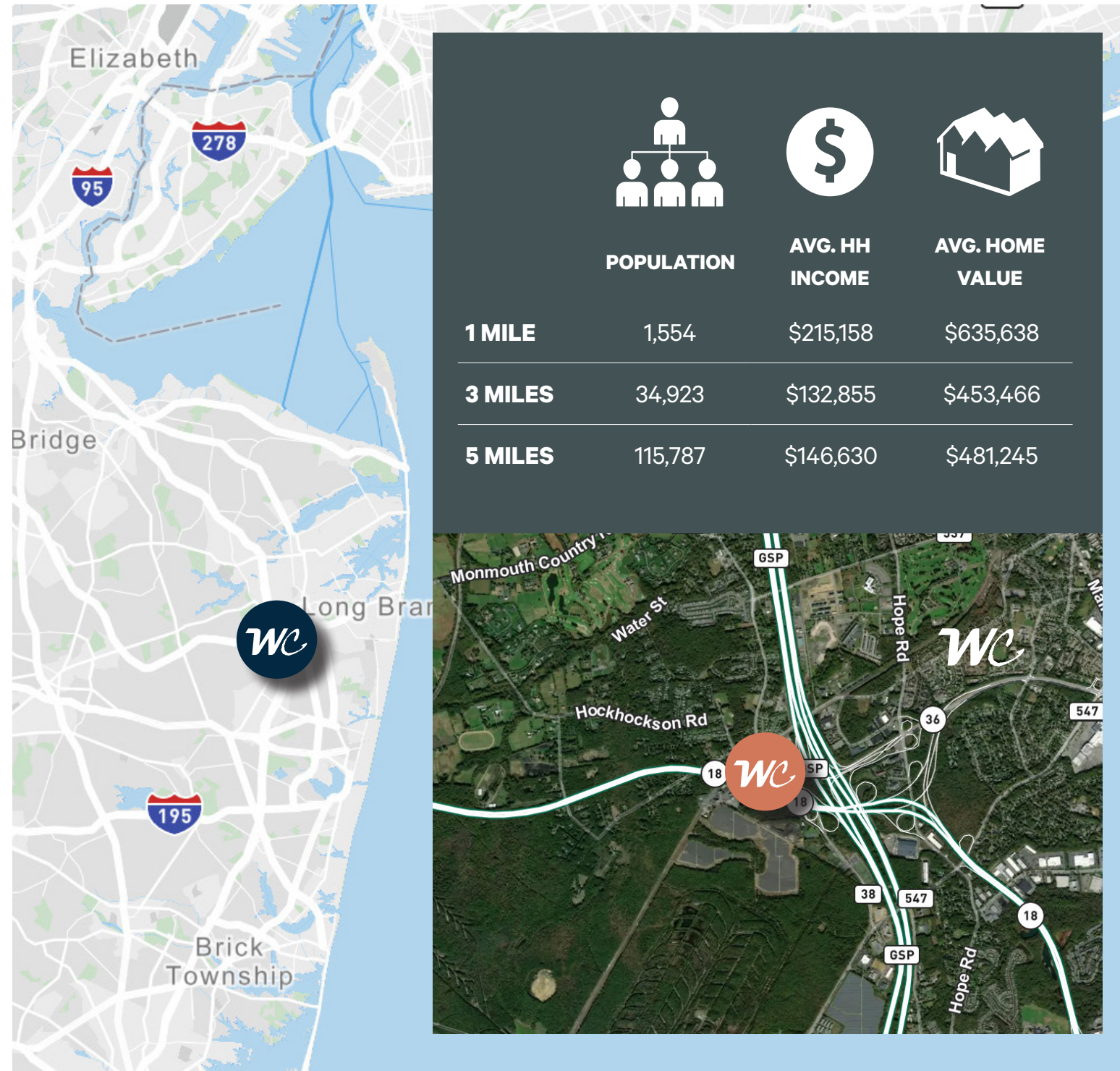
Tinton Falls, New Jersey

157 Hamilton Road & 1810 Wayside Road  
Tinton Falls, New Jersey

Approved Development Site - Site Cleared and Ready for Construction!



# WC Property Information



## Available Space

- 10,400 sq. ft. Retail Building with 6,400 sq. ft. remaining
  - Permitted uses include medical, fitness, daycare, service retail, F&B
- 27,348 sq. ft. Flex Space with 24' clear ceiling heights

## Delivery Date:

- Q3/Q4 2024

## NNN'S:

- \$7.88 PSF

## Location:

- Located at a signalized intersection at Exit 105 off the Garden State Parkway

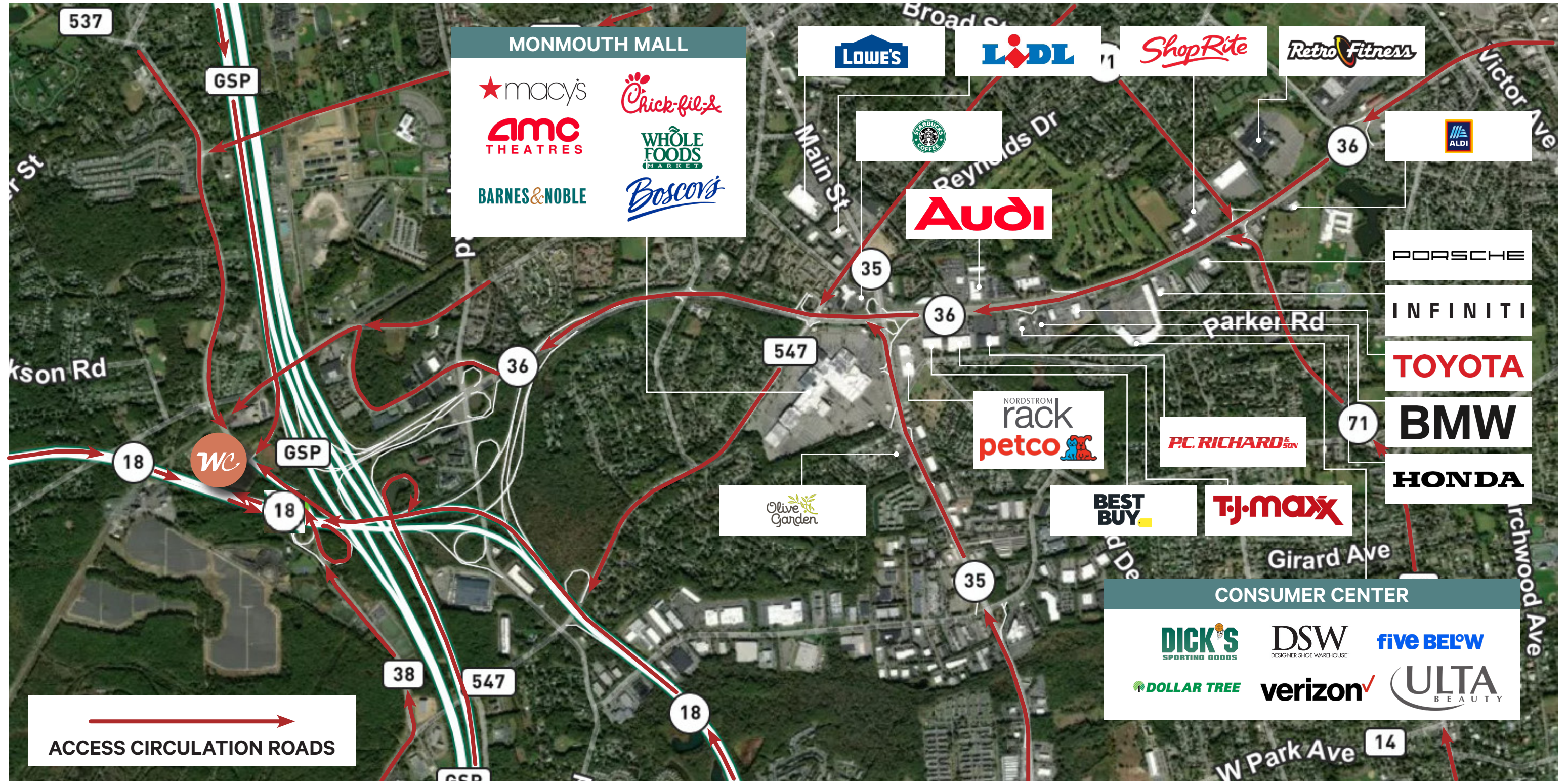
## Parking:

- 92 parking stalls provided (10,400 sq. ft. Retail Pad)
- Parking for the 27,348 sq. ft. Flex Space will be adjusted, subject to the final use requirement

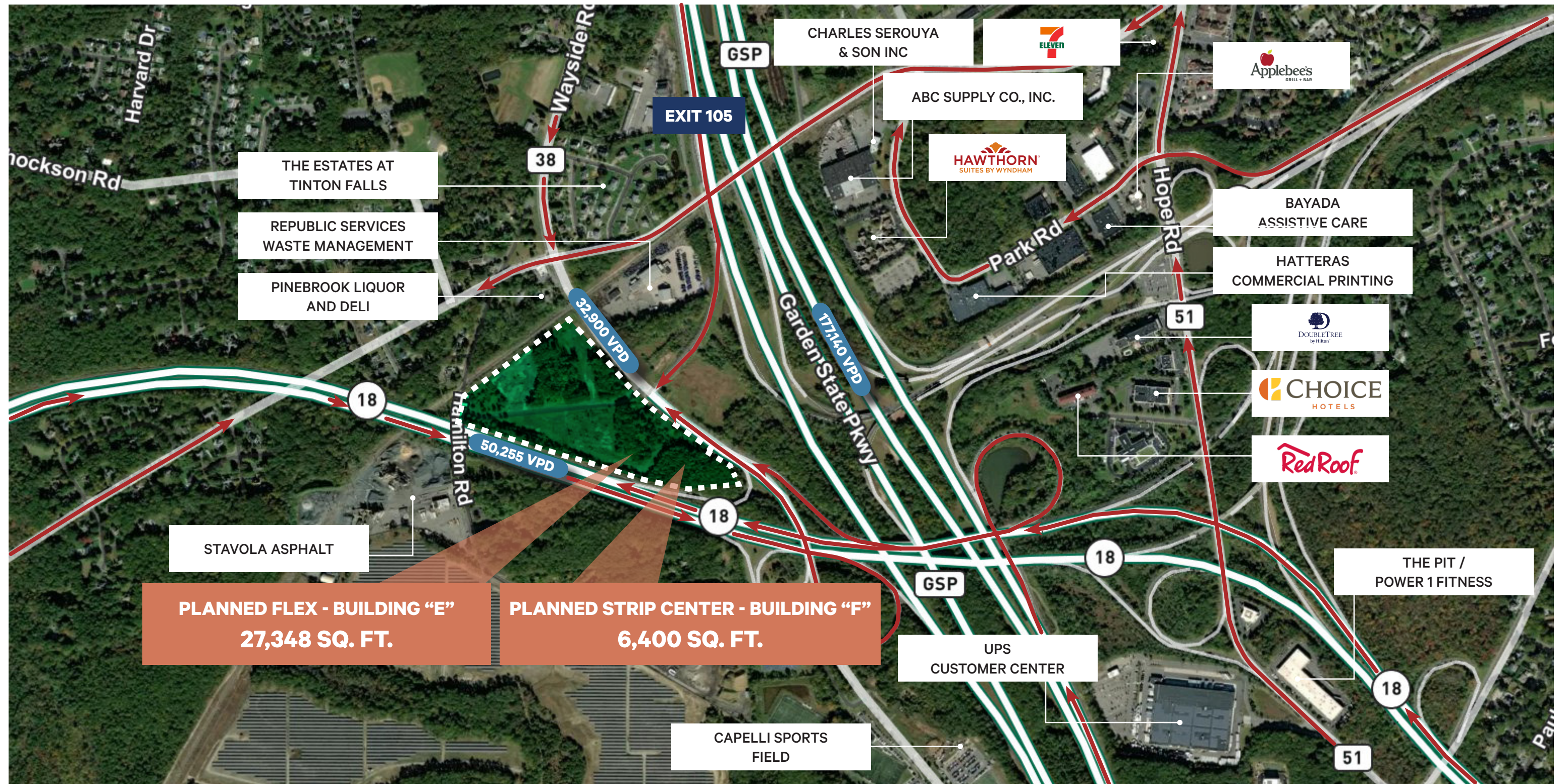
## Comments:

- Site cleared and ready for construction
- Landlord will consider alternative configurations
- Easy ingress/egress

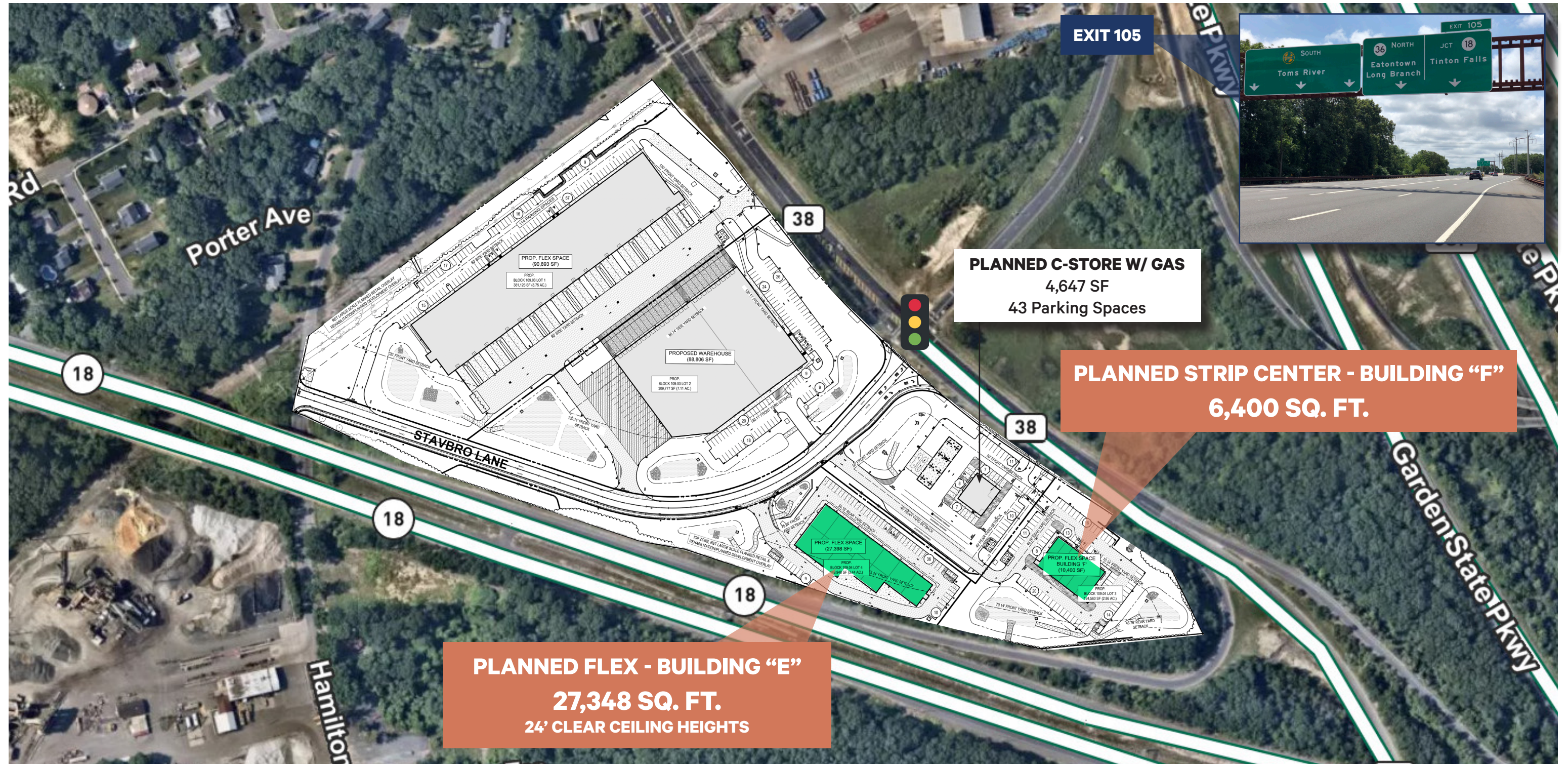
# WC Retail Market Aerial



# WC Local Market

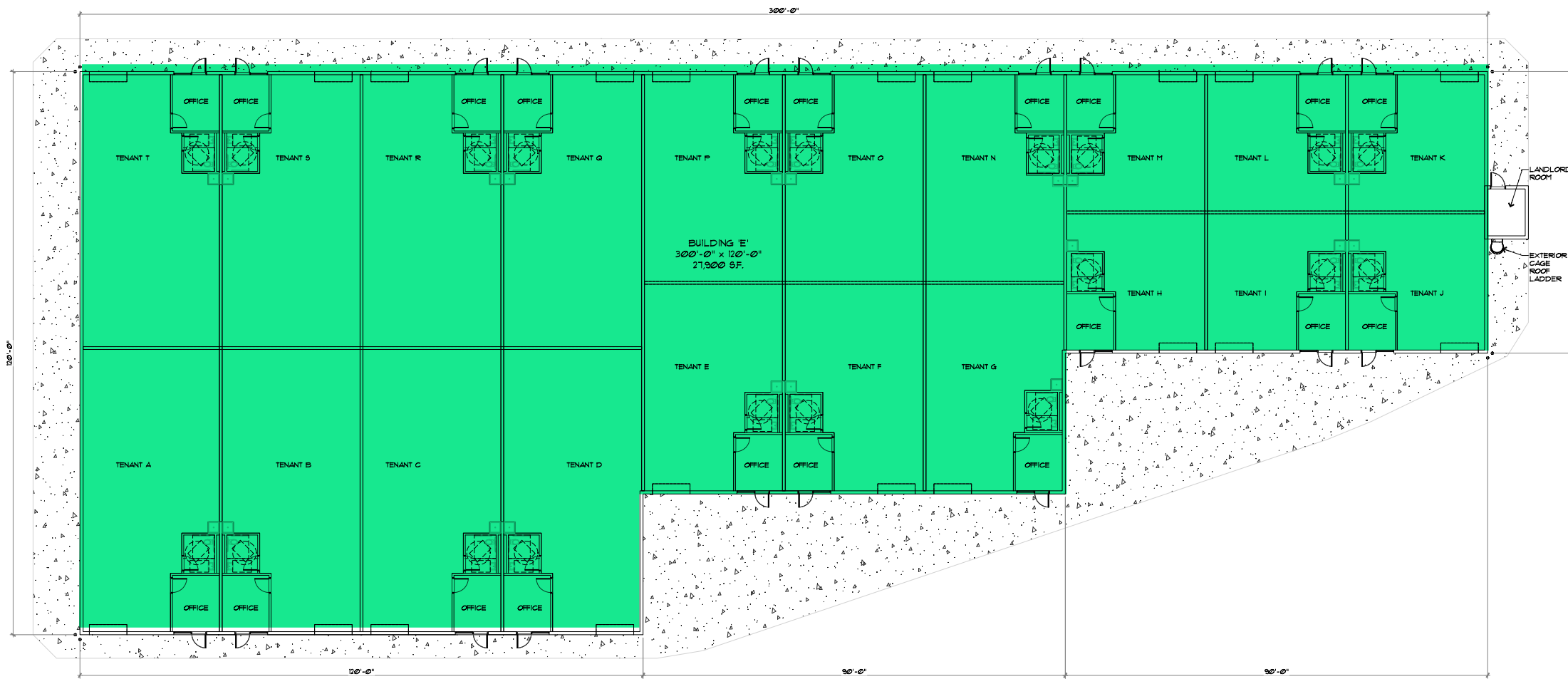
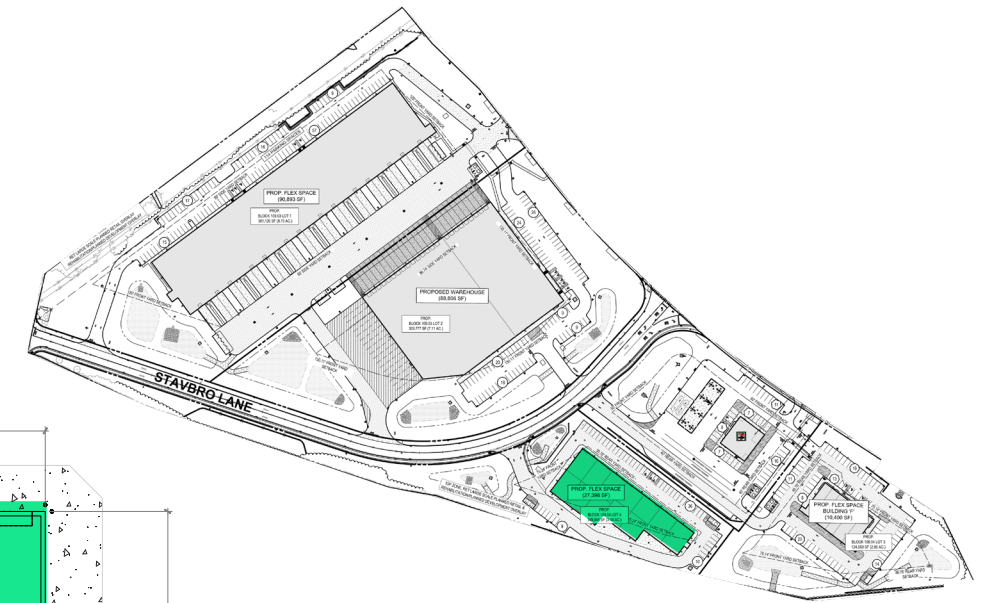


# WC Approved Site Plan



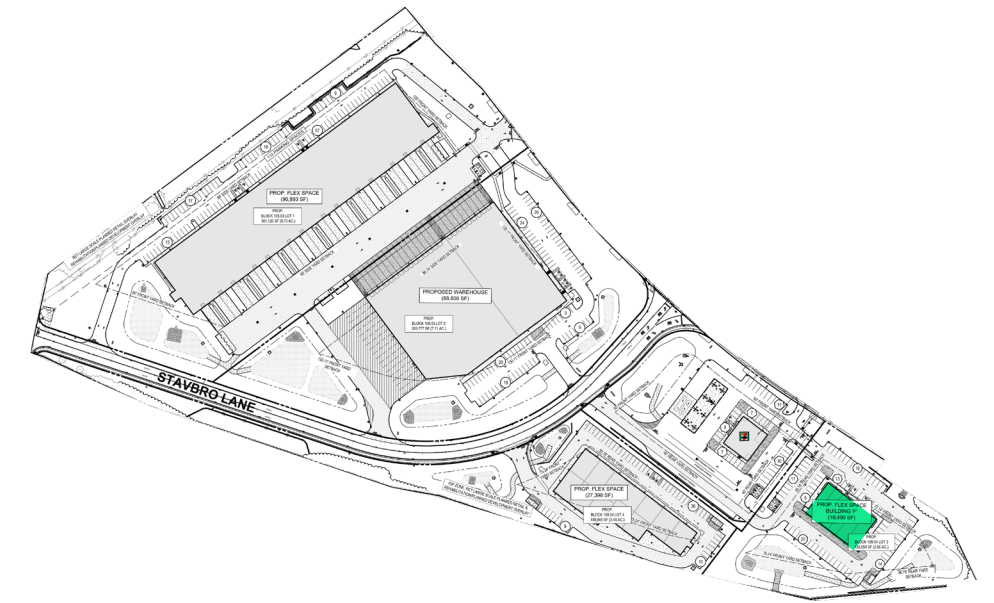
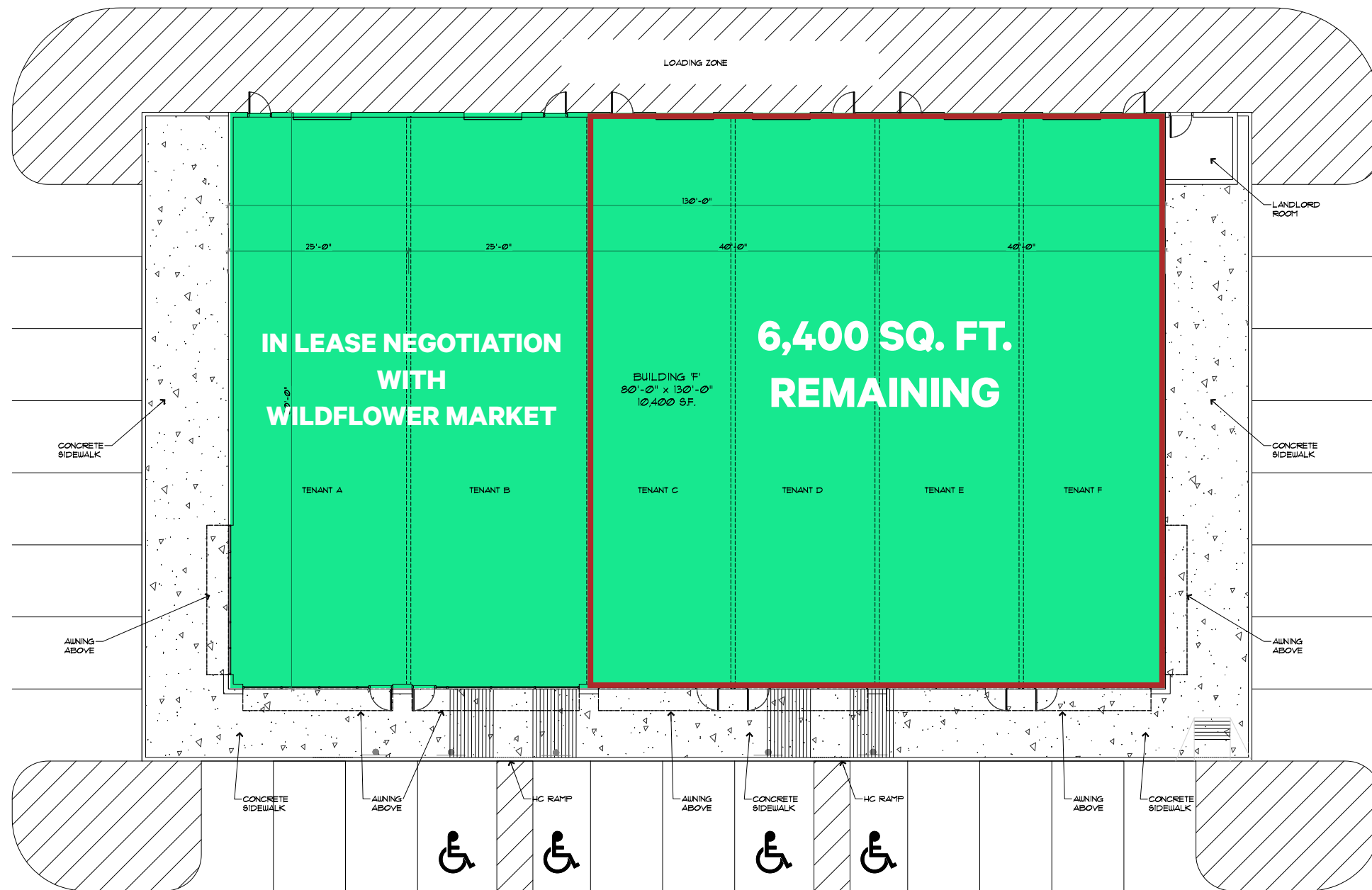
# WC Planned Flex - Building "E" Plan

24' clear ceiling heights



# WC Planned Strip Center - Building "F" Floor Plan

**92 PARKING SPACES**



**WAYSIDE ROAD**

Wayside Crossing

157 Hamilton Road & 1810 Wayside Road, Tinton Falls, New Jersey

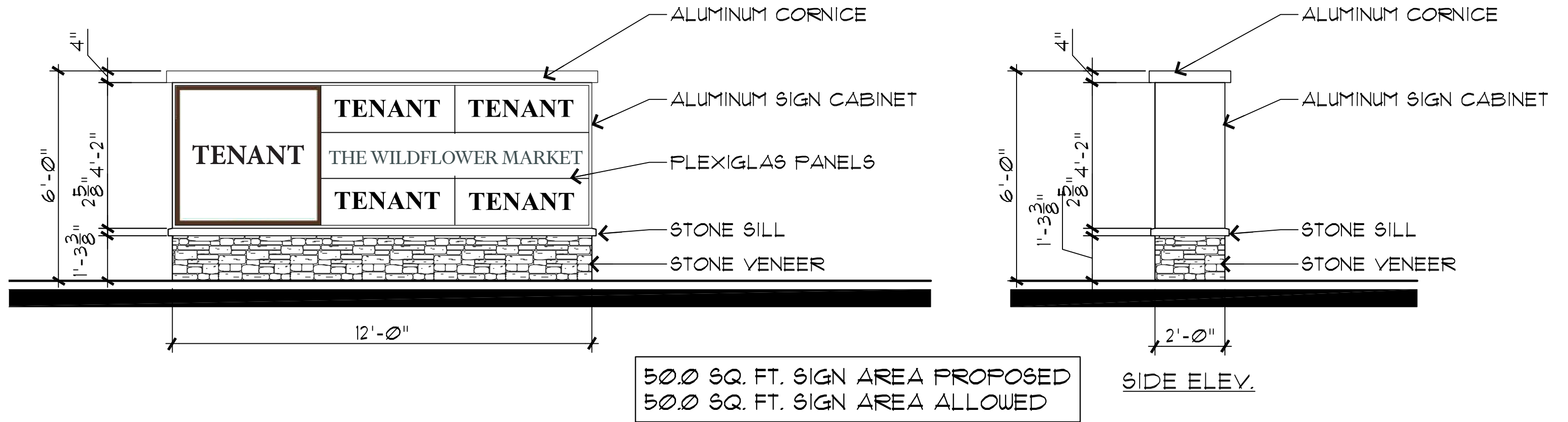
For Lease

# WC Storefront Rendering





# WC Pylon Signage



# WC Demographics

PLACE OF WORK		1 MILE	3 MILES	5 MILES
2022 Businesses		77	1,862	7,336
2022 Employees		1,644	23,174	80,913

POPULATION		1 MILE	3 MILES	5 MILES
2022 Population - Current Year Estimate		1,554	34,923	115,787
2027 Population - Five Year Projection		1,543	34,941	115,861
2020 Population - Census		1,567	34,582	115,756
2010 Population - Census		1,187	31,865	110,194
2020-2022 Annual Population Growth Rate		-0.37%	0.44%	0.01%
2022-2027 Annual Population Growth Rate		-0.14%	0.01%	0.01%

AGE		1 MILE	3 MILES	5 MILES
<b>2022 Population</b>		<b>1,554</b>	<b>34,923</b>	<b>115,787</b>
Age 0-4	64 4.1%	1,666 4.8%	5,468 4.7%	
Age 5-9	76 4.9%	1,808 5.2%	6,173 5.3%	
Age 10-14	101 6.5%	2,051 5.9%	7,143 6.2%	
Age 15-19	118 7.6%	1,985 5.7%	7,498 6.5%	
Age 20-24	85 5.5%	1,837 5.3%	6,366 5.5%	
Age 25-29	88 5.7%	2,207 6.3%	6,388 5.5%	
Age 30-34	119 7.7%	2,077 5.9%	6,629 5.7%	
Age 35-39	90 5.8%	2,184 6.3%	6,947 6.0%	
Age 40-44	91 5.9%	2,197 6.3%	6,886 5.9%	
Age 45-49	93 6.0%	2,229 6.4%	7,121 6.2%	
Age 50-54	124 8.0%	2,402 6.9%	7,730 6.7%	
Age 55-59	162 10.4%	2,645 7.6%	8,394 7.2%	
Age 60-64	118 7.6%	2,447 7.0%	8,203 7.1%	
Age 65-69	99 6.4%	2,035 5.8%	7,065 6.1%	
Age 70-74	54 3.5%	1,717 4.9%	5,801 5.0%	
Age 75-79	36 2.3%	1,370 3.9%	4,441 3.8%	
Age 80-84	16 1.0%	914 2.6%	3,273 2.8%	
Age 85 and Older	19 1.2%	1,152 3.3%	4,260 3.7%	
2022 Median Age	42.0	43.7	43.8	

GENERATIONS		1 MILE	3 MILES	5 MILES
<b>2022 Population</b>		<b>1,554</b>	<b>34,923</b>	<b>115,787</b>
Generation Alpha (Born 2017 or Later)	79 5.1%	2,021 5.8%	6,633 5.7%	
Generation Z (Born 1999-2016)	350 22.5%	6,925 19.8%	24,786 21.4%	
Millennials (Born 1981-1998)	350 22.5%	7,742 22.2%	23,936 20.7%	
Generation X (Born 1965-1980)	370 23.8%	7,545 21.6%	24,011 20.7%	
Baby Boomers (Born 1946-1964)	351 22.6%	7,847 22.5%	26,380 22.8%	
Greatest Generations (Born 1945 or Earlier)	55 3.5%	2,844 8.1%	10,040 8.7%	

RACE AND ETHNICITY		1 MILE	3 MILES	5 MILES
<b>2022 Population</b>		<b>1,554</b>	<b>34,923</b>	<b>115,787</b>
White	1,276 82.1%	22,955 65.7%	80,585 69.6%	
Black or African American	50 3.2%	3,862 11.1%	10,586 9.1%	
Asian	106 6.8%	2,737 7.8%	5,516 4.8%	
American Indian or Alaska Native	0 0.0%	144 0.4%	568 0.5%	
Pacific Islander	0 0.0%	5 0.0%	32 0.0%	
Other Race	22 1.4%	1,985 5.7%	8,297 7.2%	
Two or More Races	100 6.4%	3,235 9.3%	10,202 8.8%	

EDUCATION		1 MILE	3 MILES	5 MILES
<b>2022 Population 25 and Over</b>		<b>1,109</b>	<b>25,577</b>	<b>83,140</b>
Less than 9th Grade	7 0.6%	501 2.0%	1,967 2.4%	
9-12th Grade - No Diploma	10 0.9%	671 2.6%	2,848 3.4%	
High School Diploma	155 14.0%	5,407 21.1%	16,621 20.0%	
GED or Alternative Credential	6 0.5%	478 1.9%	1,418 1.7%	
Some College - No Degree	120 10.8%	3,655 14.3%	12,075 14.5%	
Associate's Degree	111 10.0%	2,170 8.5%	6,335 7.6%	
Bachelor's Degree	372 33.5%	7,595 29.7%	24,587 29.6%	
Graduate or Professional Degree	328 29.6%	5,100 19.9%	17,289 20.8%	

GENDER		1 MILE	3 MILES	5 MILES
<b>2022 Population</b>		<b>1,554</b>	<b>34,923</b>	<b>115,787</b>
Males	780 50.2%	16,742 47.9%	55,753 48.2%	
Females	774 49.8%	18,181 52.1%	60,034 51.8%	

MARITAL STATUS		1 MILE	3 MILES	5 MILES
<b>2022 Population 15+</b>		<b>1,313</b>	<b>29,399</b>	<b>97,004</b>
Never Married	262 20.0%	8,843 30.1%	29,696 30.6%	
Married	970 73.9%	15,695 53.4%	52,790 54.4%	
Widowed	42 3.2%	1,874 6.4%	6,194 6.4%	
Divorced	39 3.0%	2,987 10.2%	8,324 8.6%	

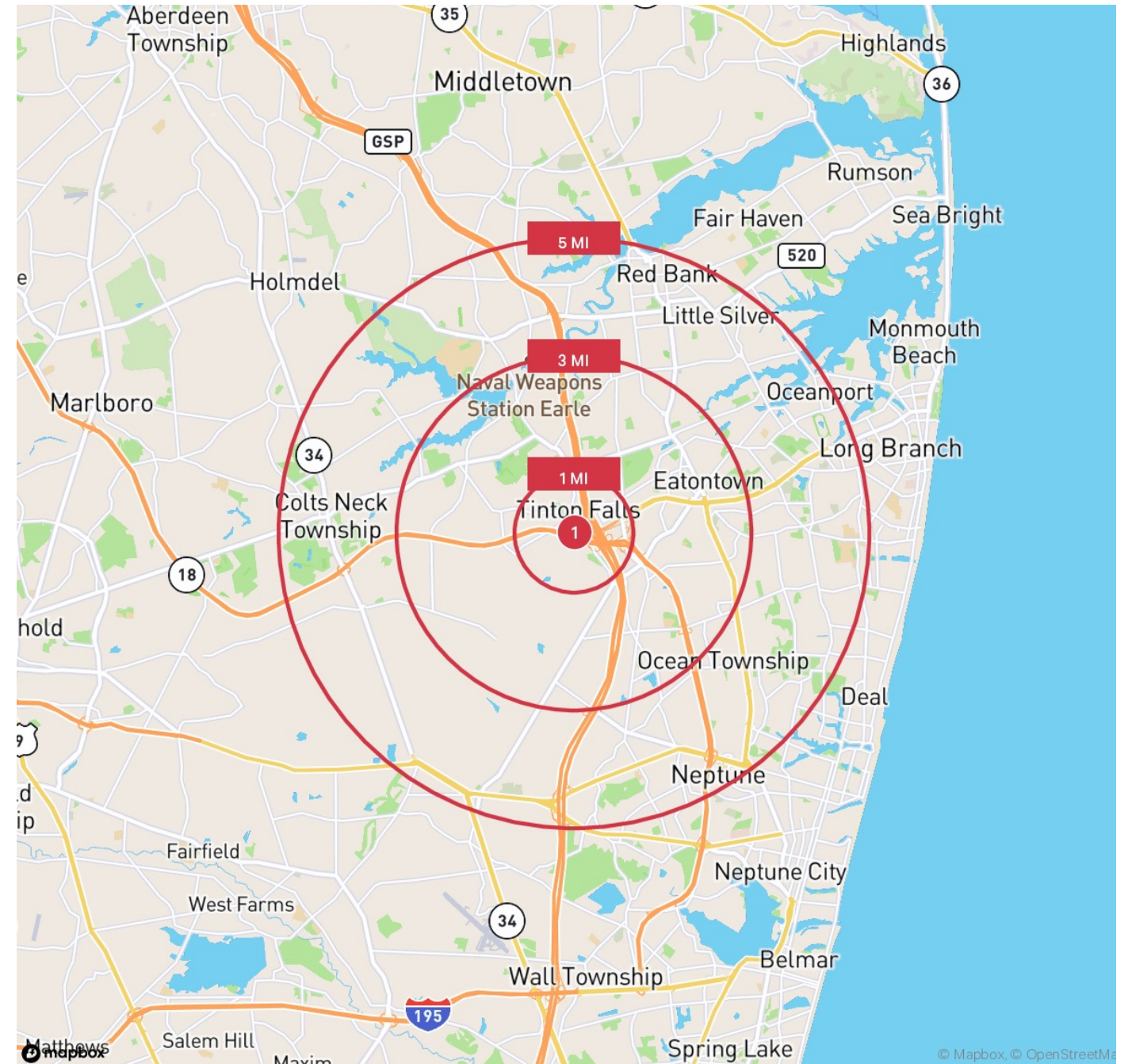
EMPLOYMENT STATUS		1 MILE	3 MILES	5 MILES
<b>2022 Civilian Population 16+ in Labor Force</b>		<b>946</b>	<b>19,314</b>	<b>60,850</b>
2022 Employed Civilian Population 16+	945 99.9%	18,772 97.2%	58,542 96.2%	
2022 Unemployed Population 16+	1 0.1%	542 2.8%	2,308 3.8%	

CLASS OF WORKER		1 MILE	3 MILES	5 MILES
<b>2022 Employed Civilian Population 16+</b>		<b>945</b>	<b>18,772</b>	<b>58,542</b>
White Collar	795 84.1%	13,371 71.2%	41,448 70.8%	
Services	56 5.9%	2,780 14.8%	8,405 14.4%	
Blue Collar	93 9.8%	2,619 14.0%	8,690 14.8%	

# WC Demographics

	1 MILE	3 MILES	5 MILES
<b>DAYTIME POPULATION</b>			
<b>2022 Daytime Population</b>	<b>2,143</b>	<b>38,031</b>	<b>130,115</b>
Daytime Workers	1,523 71.1%	21,580 56.7%	72,189 55.5%
Daytime Residents	620 28.9%	16,451 43.3%	57,926 44.5%
<b>HOUSEHOLDS</b>			
2022 Households - Current Year Estimate	530	14,878	46,369
2027 Households - Five Year Projection	528	14,987	46,653
2010 Households - Census	363	13,238	43,378
2020 Households - Census	533 97.4%	14,725 95.2%	46,160 93.9%
2020-2022 Compound Annual Household Growth Rate	-0.25%	0.46%	0.20%
2022-2027 Annual Household Growth Rate	-0.08%	0.15%	0.12%
2022 Average Household Size	2.93	2.32	2.44
<b>HOUSEHOLD INCOME</b>			
<b>2022 Households</b>	<b>530</b>	<b>14,878</b>	<b>46,352</b>
Under \$15,000	5 0.9%	1,106 7.4%	2,971 6.4%
\$15,000-\$24,999	2 0.4%	781 5.3%	2,097 4.5%
\$25,000-\$34,999	18 3.4%	1,121 7.5%	2,926 6.3%
\$35,000-\$49,999	9 1.7%	1,045 7.0%	3,130 6.8%
\$50,000-\$74,999	26 4.9%	1,917 12.9%	5,583 12.0%
\$75,000-\$99,999	79 14.9%	1,720 11.6%	5,249 11.3%
\$100,000-\$149,999	96 18.1%	3,017 20.3%	9,469 20.4%
\$150,000-\$199,999	79 14.9%	1,556 10.5%	5,644 12.2%
\$200,000 and Over	217 40.9%	2,615 17.6%	9,283 20.0%
2022 Average Household Income	\$215,158	\$132,855	\$146,630
2027 Average Household Income	\$238,568	\$150,094	\$164,928
2022 Median Household Income	\$165,903	\$95,502	\$104,325
2027 Median Household Income	\$182,504	\$109,082	\$116,030
2022 Per Capita Income	\$79,091	\$56,790	\$58,511
2027 Per Capita Income	\$88,001	\$64,609	\$66,156
<b>HOUSING VALUE</b>			
<b>2022 Owner Occupied Housing Units</b>	<b>510</b>	<b>9,122</b>	<b>32,143</b>
Under \$50,000	0 0.0%	126 1.4%	244 0.8%
\$50,000-\$99,999	0 0.0%	130 1.4%	184 0.6%
\$100,000-\$149,999	0 0.0%	40 0.4%	132 0.4%
\$150,000-\$199,999	0 0.0%	80 0.9%	272 0.8%
\$200,000-\$249,999	5 1.0%	306 3.4%	1,013 3.2%
\$250,000-\$299,999	3 0.6%	556 6.1%	1,569 4.9%
\$300,000-\$399,999	24 4.7%	2,274 24.9%	7,017 21.8%
\$400,000-\$499,999	70 13.7%	1,962 21.5%	6,942 21.6%
\$500,000-\$749,999	282 55.3%	2,520 27.6%	10,074 31.3%
\$750,000-\$999,999	125 24.5%	929 10.2%	3,649 11.4%
\$1,000,000-\$1,499,999	1 0.2%	100 1.1%	526 1.6%
\$1,500,000-\$1,999,999	0 0.0%	22 0.2%	106 0.3%
\$2,000,000 and Over	0 0.0%	77 0.8%	414 1.3%
2022 Median Value of Owner Occ. Housing Units	\$635,638	\$453,466	\$481,245
2022 Average Value of Owner Occ. Housing Units	\$644,559	\$510,532	\$547,162



Name	Latitude	Longitude
1 157 Hamilton Rd	40.283338	-74.094179

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## Wayside Crossing

157 Hamilton Road & 1810 Wayside Road, Tinton Falls, New Jersey

For Lease



**STAVBRO LANE FACING WAYSIDE ROAD  
SITE CLEARED AND READY FOR CONSTRUCTION**

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