



- ◆ 3,844 SF building with drive thru
- ◆ 29 parking spaces
- ◆ Access from both RT 22 Eastbound & Westbound
- ◆ 230 ft +/- of frontage on each side of RT 22
- ◆ Taxes \$80,000
- ◆ Traffic count: 85,000 cars per day
- ◆ Proposed Uses: Retail, Fast Food, QSR, Urgent Care, Medical, Dental, Veterinary, Professional Office
- ◆ Price Upon Request

Contact Exclusive Broker:

Gregory Sobol
(732) 245-0933
gmsobol@verizon.net



US Hwy 22

US Hwy 22

US Hwy 22

US Hwy 22

US Hwy 22

US Hwy 22

US Hwy 22

US Hwy 22

Bank of America (with Drive-thru ATM)

Men's Wearhouse
Men's clothing store

Golden Krust Caribbean
Caribbean · \$\$

PetSmart Grooming

(New) Clara Nails & Beauty Supply

Bitcoin ATM
Union - Coinhub







Dollar Tree
Stretch Your Budget Further

KPOT Korean
BBQ & Hot Pot
Korean • \$S

Best Buy

Shell

Men's Wearhouse
Men's clothing store

Shell

Bitcoin
Union



Google



Dunkin' Dunkin' Refreshers

Walmart

PetSmart Pet supply store

Total Wine & More liquor store

ST'S Tire Free Brake Inspection

TopSpeed Window Tinting

Beyond Kitch Cabinet store

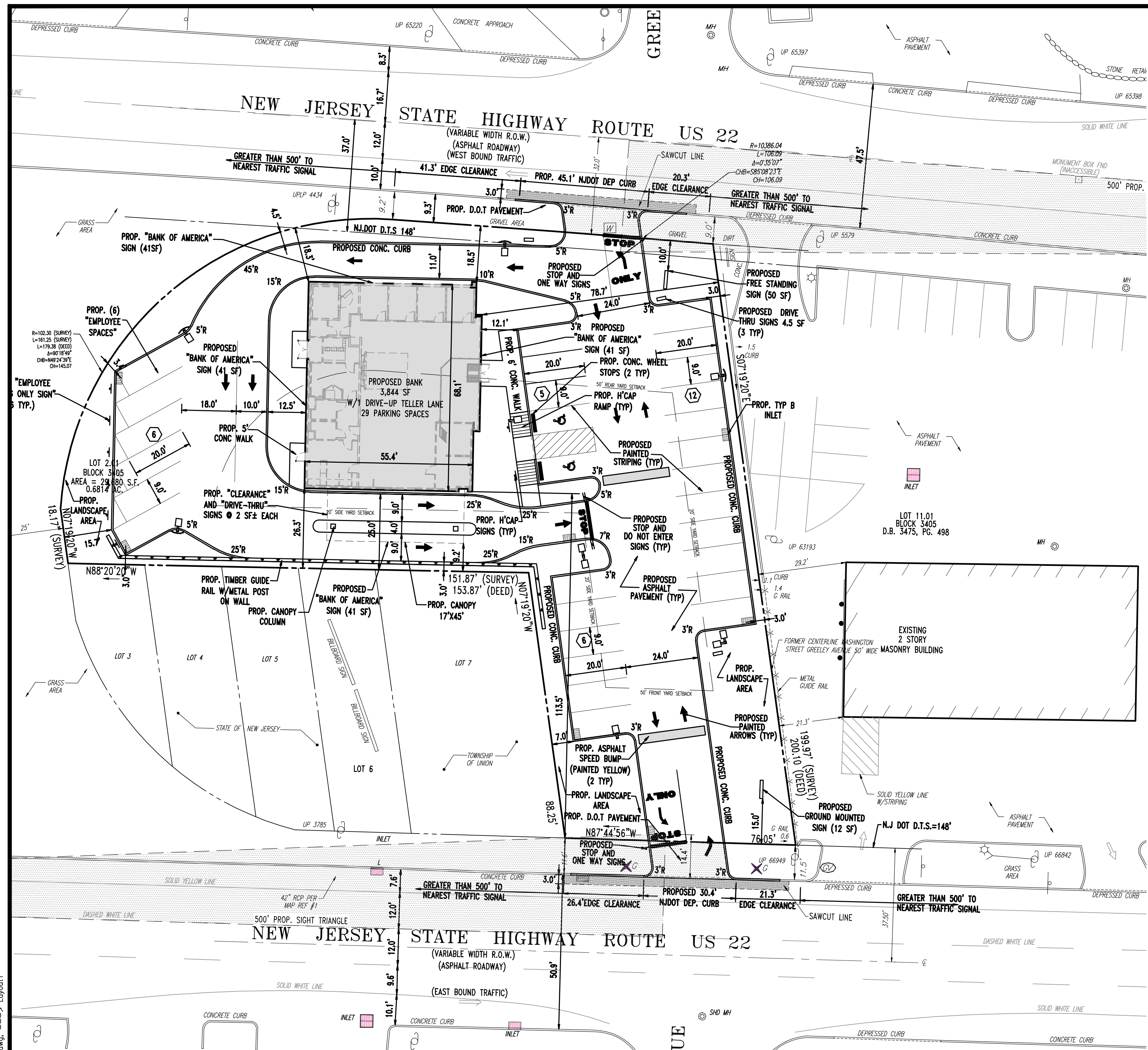
Men's Wearhouse Men's clothing store

Metro by T-Mobile Cell phone store

Bank of America (with Drive-thru ATM)

Google



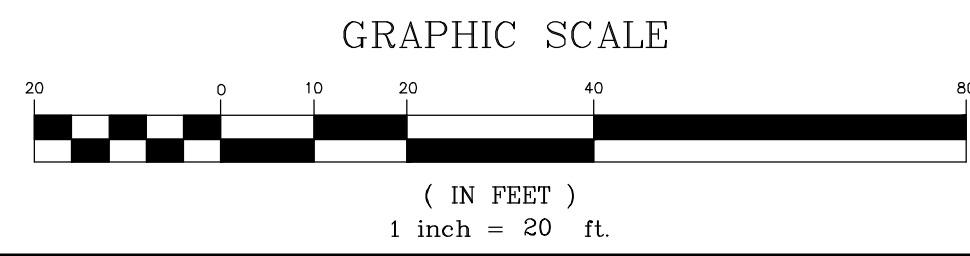


GENERAL NOTES

- THIS PLAN HAS BEEN PREPARED BASED ON REFERENCES INCLUDING: SURVEY OF PROPERTY AND TOWNSHIP OF UNION TAX MAP HALLARD ASSOCIATES SURVEYORS PLANNERS WATCHUNG, NEWJERSEY FILE # DN-8456 DATED: 7-29-85
 - OWNER/APPLICANT: CLAYTON HOLDING COMPANY C/O MANDELBAUM & MANDELBAUM 80 MAIN STREET WEST ORANGE, NJ 07052
 - PARCEL DATA: BLOCK 3405; LOT 2.01 2500 SQ. FT. TOWNSHIP OF UNION UNION COUNTY, NEW JERSEY
 - ZONE BC - RETAIL BUSINESS (40,000 SF) BANK-PERMITTED
 - SCHEDULE OF ZONING REQUIREMENTS:
- | ZONE REQUIREMENT | BC-REQUIRED | EXISTING | PROPOSED |
|--------------------------------------|-------------|------------------|-------------------|
| MIN. LOT SIZE | 40,000 SF | 30,307 SQFT. (E) | 30,307 SQFT. (E) |
| MIN. LOT WIDTH | 200 FT | 76.1 FT +/- (E) | 76.1 FT +/- (E) |
| MIN. LOT DEPTH | 200 FT | 114.6 FT +/- (E) | 114.6 FT +/- (E) |
| MIN. FRONT YARD SETBACK | | | |
| NJSH NO.22 (EAST) | 50 FT | 48.97' (E) | 113.5 FT |
| MIN. SIDE YARD SETBACK | 20 FT | 0 FT/0.11 FT (E) | 9.2 FT/78.7 FT |
| MIN. REAR YARD SETBACK (RT. 22 WEST) | 50 FT | 49 FT (E) | 18.3 FT (V) |
| MAX. HEIGHT BUILDING | 35 FT | <35 FT | <35 FT |
| MAX. BUILDING COVERAGE | 30% | 23.9% | 13% |
| MAX. IMPERVIOUS COVERAGE | 80% | 100% (E) | 72.9% (22,107 SF) |
| MAX. FLOOR AREA RATIO | 0.4 | 0.23 | 0.124 |
- N/S: NO STANDARD N/A: NOT APPLICABLE (V): VARIANCE (E): EXISTING NON-CONFORMANCE
- PARKING SIZE (170-239 (C)) 9'X20' OR 9'X18' W/OVERHANG REQUIRED; 9'X18' W/OVERHANG PROVIDED
MIN. OF SPACES (170-239 (A)) - BANKS = 1 SPACES/200 SF GFA
THEREFORE = 3844/200 = 19.22 OR 19 SPACES
= 29 SPACES PROVIDED
 - EXACT LOCATION OF PROPOSED BUILDING AND IMPROVEMENTS MUST BE CONFIRMED AND EVALUATED UPON COMPLETION OF SURVEY.
 - THIS PLAN IS INTENDED FOR CONCEPTUAL REVIEW PURPOSES ONLY. THE EXISTING CONDITIONS SHOWN HEREON IS BASED UPON INFORMATION THAT WAS SUPPLIED TO OUR OFFICE AT THE TIME OF PLAN PREPARATION AND MAY BE SUBJECT TO CHANGE AND MUST BE UPDATED UPON PERFORMANCE OF A SURVEY.
 - PRIOR TO STARTING CONSTRUCTION, THE CONTRACTOR SHALL BE RESPONSIBLE TO MAKE SURE THAT ALL REQUIRED PERMITS AND APPROVALS HAVE BEEN OBTAINED. NO CONSTRUCTION OR FABRICATION SHALL BEGIN UNTIL THE CONTRACTOR HAS RECEIVED AND THOROUGHLY REVIEWED ALL PLANS AND OTHER DOCUMENTS BY ALL OF THE PERMITTING AUTHORITIES.
 - ALL WORK SHALL BE PERFORMED IN ACCORDANCE WITH THESE PLANS AND SPECIFICATIONS AND THE REQUIREMENTS AND STANDARDS OF THE LOCAL GOVERNING AUTHORITY.
 - THE SOIL REPORT AND RECOMMENDATIONS SET FORTH THEREIN ARE A PART OF THE REQUIRED CONSTRUCTION DOCUMENTS AND IN CASE OF CONFLICT SHALL TAKE PRECEDENCE UNLESS SPECIFICALLY NOTED OTHERWISE ON THE PLANS. THE CONTRACTOR SHALL NOTIFY THE ENGINEER/CONSTRUCTION MANAGER OF ANY DISCREPANCY BETWEEN SOILS REPORT & PLANS, ETC.
 - SITE CLEARING SHALL INCLUDE THE LOCATION AND REMOVAL OF ALL UNDERGROUND TANKS, PPES, VALVES, ETC.
 - THE PROPERTY SURVEY SHALL BE CONSIDERED A PART OF THESE PLANS.
 - ALL DIMENSIONS SHOWN ON THE PLANS SHALL BE FIELD VERIFIED BY THE CONTRACTOR PRIOR TO CONSTRUCTION. CONTRACTOR SHALL NOTIFY ENGINEER IF ANY DISCREPANCIES EXIST PRIOR TO PROCEEDING WITH CONSTRUCTION. NECESSARY PLAN CHANGES, NO EXTRA COMPENSATION SHALL BE PAID TO THE CONTRACTOR FOR WORK HAVING TO BE REDONE DUE TO DIMENSIONS OR GRADES SHOWN INCORRECTLY ON THESE PLANS IF SUCH NOTIFICATION HAS NOT BEEN GIVEN.
 - SOLID WASTE TO BE DISPOSED OF BY CONTRACTOR IN ACCORDANCE WITH ALL LOCAL, STATE AND FEDERAL REGULATIONS.
 - ALL EXCAVATED UNSUITABLE MATERIAL MUST BE TRANSPORTED TO AN APPROVED DISPOSAL LOCATION.
 - CONTRACTOR IS RESPONSIBLE FOR ALL SHORING REQUIRED DURING EXCAVATION AND SHALL BE PERFORMED IN ACCORDANCE WITH CURRENT OSHA STANDARDS, AS WELL AS ADDITIONAL PROVISIONS TO ASSURE STABILITY OF CONTIGUOUS STRUCTURES, AS FIELD CONDITIONS DICTATE.
 - ALL CONTRACTORS MUST CARRY STATUTORY WORKERS COMPENSATION, EMPLOYERS LIABILITY INSURANCE AND APPROPRIATE LIMITS OF COMMERCIAL GENERAL LIABILITY INSURANCE (COL). ALL CONTRACTORS MUST HAVE THEIR COL POLICIES ENDORSED TO NAME DYNAMIC ENGINEERING CONSULTANTS, P.C., ITS SUBCONSULTANTS AS ADDITIONAL INSURED AND TO PROVIDE CONTRACTUAL LIABILITY COVERAGE SUFFICIENT TO INSURE THE HOLD HARMLESS AND INDEMNIFY OBLIGATIONS ASSUMED BY THE CONTRACTORS. ALL CONTRACTORS MUST FURNISH DYNAMIC ENGINEERING CONSULTANTS, P.C. WITH CERTIFICATES OF INSURANCE AS EVIDENCE OF THE REQUIRED INSURANCE PRIOR TO COMMENCING WORK AND UPON RENEWAL OF EACH POLICY DURING THE ENTIRE PERIOD OF CONSTRUCTION. IN ADDITION, ALL CONTRACTORS WILL, TO THE FULLEST EXTENT PERMITTED BY LAW, INDEMNIFY AND HOLD HARMLESS DYNAMIC ENGINEERING CONSULTANTS, P.C. AND ITS SUBCONSULTANTS FROM AND AGAINST ANY DAMAGES, LIABILITIES OR COSTS, INCLUDING REASONABLE ATTORNEYS' FEES AND DEFENSE COSTS, ARISING OUT OF OR IN ANY WAY CONNECTED WITH THE PROJECT, INCLUDING ALL CLAIMS BY EMPLOYEES OF THE CONTRACTORS.
 - NEITHER THE PROFESSIONAL ACTIVITIES OF DYNAMIC ENGINEERING CONSULTANTS, P.C., NOR THE PRESENCE OF DYNAMIC ENGINEERING CONSULTANTS, P.C. OR ITS EMPLOYEES AND SUBCONSULTANTS AT A CONSTRUCTION/PROJECT SITE, SHALL RELIEVE THE GENERAL CONTRACTOR OF ITS OBLIGATIONS, DUTIES AND RESPONSIBILITIES INCLUDING, BUT NOT LIMITED TO, CONSTRUCTION MEANS, METHODS, SEQUENCE, TECHNIQUES OR PROCEDURES NECESSARY FOR PERFORMING, SUPERINTENDING AND COORDINATING THE WORK IN ACCORDANCE WITH THE CONTRACT DOCUMENTS AND ANY HEALTH OR SAFETY PRECAUTIONS REQUIRED BY ANY REGULATORY AGENCIES. DYNAMIC ENGINEERING CONSULTANTS, P.C. AND ITS PERSONNEL HAVE NO AUTHORITY TO EXERCISE ANY CONTROL OVER ANY CONSTRUCTION CONTRACTOR OR ITS EMPLOYEES IN CONNECTION WITH THEIR WORK OR ANY HEALTH OR SAFETY PROGRAMS OR PROCEDURES. THE GENERAL CONTRACTOR SHALL BE SOLELY RESPONSIBLE FOR JOB SITE SAFETY. DYNAMIC ENGINEERING CONSULTANTS, P.C. SHALL BE INDEMNIFIED BY THE GENERAL CONTRACTOR AND SHALL BE MADE ADDITIONAL INSURED UNDER THE GENERAL CONTRACTOR'S POLICIES OF GENERAL LIABILITY INSURANCE.
 - DYNAMIC ENGINEERING CONSULTANTS, P.C. SHALL REVIEW AND APPROVE OR TAKE OTHER APPROPRIATE ACTION ON THE CONTRACTOR SUBMITTALS, SUCH AS SHOP DRAWINGS, PRODUCT DATA, SAMPLES AND OTHER DATA, WHICH THE CONTRACTOR IS REQUIRED TO SUBMIT; BUT ONLY FOR THE LIMITED PURPOSE OF CHECKING FOR CONFORMANCE WITH THE DESIGN CONCEPT AND THE INFORMATION SHOWN IN THE CONSTRUCTION MEANS OR METHODS. COORDINATION OF THE WORK WITH OTHER TRADES OR CONSTRUCTION SAFETY PRECAUTIONS, ALL OF WHICH ARE THE SOLE RESPONSIBILITY OF THE CONTRACTOR. DYNAMIC ENGINEERING'S REVIEW SHALL BE CONDUCTED WITH REASONABLE PROMPTNESS WHILE ALLOWING SUFFICIENT TIME TO PERMIT ADEQUATE REVIEW. REVIEW OF A SPECIFIC ITEM SHALL NOT INDICATE THAT DYNAMIC ENGINEERING CONSULTANTS, P.C. HAS REVIEWED THE ENTIRE ASSEMBLY OF WHICH THE ITEM IS A COMPONENT. DYNAMIC ENGINEERING CONSULTANTS, P.C. SHALL NOT BE RESPONSIBLE FOR ANY DEVIATIONS FROM THE CONSTRUCTION DOCUMENTS NOT BROUGHT TO THE ATTENTION OF DYNAMIC ENGINEERING CONSULTANTS, P.C. IN WRITING BY THE CONTRACTOR. DYNAMIC ENGINEERING CONSULTANTS, P.C. SHALL NOT BE REQUIRED TO REVIEW PARTIAL SUBMISSIONS OR THOSE FOR WHICH SUBMISSIONS OF CORRELATED ITEMS HAVE NOT BEEN RECEIVED.
 - IN AN EFFORT TO RESOLVE ANY CONFLICTS THAT ARISE DURING THE DESIGN AND CONSTRUCTION OF THE PROJECT OR FOLLOWING THE COMPLETION OF THE PROJECT, DYNAMIC ENGINEERING CONSULTANTS, P.C. AND THE CONTRACTOR MUST AGREE THAT ALL DISPUTES BETWEEN THEM ARISING OUT OF OR RELATING TO THIS AGREEMENT OR THE PROJECT SHALL BE SUBMITTED TO NONBINDING MEDIATION UNLESS THE PARTIES MUTUALLY AGREE OTHERWISE.
 - THE CONTRACTOR MUST INCLUDE A MEDIATION PROVISION IN ALL AGREEMENTS WITH INDEPENDENT SUBCONTRACTORS AND CONSULTANTS RETAINED FOR THE PROJECT AND TO REQUIRE ALL INDEPENDENT CONTRACTORS AND CONSULTANTS ALSO TO INCLUDE A SIMILAR MEDIATION PROVISION IN ALL AGREEMENTS WITH THEIR SUBCONTRACTORS, SUBCONSULTANTS, SUPPLIERS AND FABRICATORS, THEREBY PROVIDING FOR MEDIATION AS THE PRIMARY METHOD FOR DISPUTE RESOLUTION BETWEEN THE PARTIES TO ALL THOSE AGREEMENTS.
 - IF THE CONTRACTOR DEVIATES FROM THE PLANS AND SPECIFICATIONS, INCLUDING THE NOTES CONTAINED THEREON, WITHOUT FIRST OBTAINING PRIOR WRITTEN AUTHORIZATION FOR SUCH DEVIATIONS FROM THE OWNER AND ENGINEER, IT SHALL BE RESPONSIBLE FOR THE PAYMENT OF ALL COSTS TO CORRECT ANY WORK DONE, ALL FINES OR PENALTIES ASSESSED WITH RESPECT THERETO AND ALL COMPENSATORY OR PUNITIVE DAMAGES RESULTING THEREFROM AND IT SHALL INDEMNIFY AND HOLD THE OWNER AND ENGINEER HARMLESS FROM ALL SUCH COSTS TO CORRECT ANY SUCH WORK AND FROM ALL SUCH FINES AND PENALTIES, COMPENSATION AND PUNITIVE DAMAGES AND COSTS OF ANY NATURE, RESULTING THEREFROM.
 - ALL TRAFFIC SIGNS AND STRIPING SHALL FOLLOW THE REQUIREMENTS SPECIFIED IN THE "UNIFORM TRAFFIC CONTROL DEVICES FOR STREETS AND HIGHWAYS" PUBLISHED BY THE U.S. DEPARTMENT OF TRANSPORTATION AND ADOPTED BY NJDOT.

SIGNAGE TABLE (170-154)

TYPE	ALLOWABLE	PROPOSED
BUILDING MOUNTED	ONE (1) SIGN PER BUILDING WALL MAX PROJECTION: 8" MIN CLEARANCE: 8" MAX HEIGHT: 4" MAX WIDTH: 75% OF BUILDING WALL TO WHICH IT IS ATTACHED MAX AREA: 10% OF WALL AREA TO WHICH IT IS ATTACHED OR (55.4 x 20.4 x 0.1) = 111 SF±	FOUR (4) SIGNS (ONE (1) PER WALL) MAX PROJECTION: 8" CLEARANCE: 8" HEIGHT: 2.3" WIDTH: 18.3" AREA: 41 SF EACH (COMPLIES)
FREE STANDING	MIN FRONTAGE: 300' FOR ONE (1) SIGN MAX HT: 20' MAX AREA: 50 SF MIN CLEARANCE: 15'	FRONTAGE: <300' (V) ONE (1) SIGN PROPOSED HT: 20' AREA: 50 SF CLEARANCE: 15'
GROUND	ONE (1) SIGN PERMITTED MAX HT: 4' MAX WIDTH: 4' MIN SETBACK: 15'	ONE (1) SIGN PROPOSED HT: 4' WIDTH: 4' AREA: 12 SF SETBACK: 15'
DIRECTIONAL	NOT SPECIFIED	THREE (3) DRIVE-THRU/ATM SIGNS AREA: 4.5 SF EACH ONE (1) CLEARANCE SIGN ON CANOPY @ 2 SF± ONE (1) DRIVE-THRU SIGN ON CANOPY @ 2 SF±



Rev.	Date	Comments
1	10-11-07	REV. PER CLIENT & TOWNSHIP ENGINEER COMMENTS
2	11/7/07	REV. PER TOWNSHIP ENGINEER/ZEMA COMMENTS

245 Main Street - Suite 204
Chester, NJ 07930
T: 908.879.9228 - F: 908.879.0222
www.dynamiccc.com

Dynamic
Engineering Consultants, PC

TITLE: **SITE PLAN**

PROJECT: **CLAYTON HOLDING CO. PROPOSED BANK OF AMERICA**
BLOCK 3405, LOT 2.01
2500 ROUTE 22
TOWNSHIP OF UNION, UNION COUNTY, NEW JERSEY

JOB No: 0230-07-001 DATE: 7-18-07
DRAWN BY: DNV SCALE: (H) 1"=20' (V)
DESIGNED BY: BWS SHEET No:
CHECKED BY: BWS
CONSTRUCTION CHECK DATE
CONSTRUCTION CHECK DATE
DEC Client Code: 230 Rev. # 1

J. G. JAWORSKI PROFESSIONAL ENGINEER
NEW JERSEY LICENSE NO. 41985

B.W. SKAPINETZ PROFESSIONAL ENGINEER
NEW JERSEY LICENSE NO. 41985

4 OF 11

Plotter: 12/11/07 - 8:04 AM By: draegen
 File: P:\DCPC PROJECTS\0230 Mandelbaum\07-001 Union\dwg\Site Plans\023007001SS2.dwg -> Layout1



Demographic and Income Comparison Profile

2500 US Highway 22, Union, New Jersey, 07083
Rings: 1, 3, 5 mile radii

Prepared by Esri
Latitude: 40.68929
Longitude: -74.29993

	1 mile	3 miles	5 miles
Census 2020 Summary			
Population	12,060	151,534	508,529
Households	4,365	54,768	181,092
Average Household Size	2.76	2.74	2.77
2024 Summary			
Population	11,835	152,520	511,722
Households	4,258	55,107	182,755
Families	3,106	39,187	127,098
Average Household Size	2.78	2.74	2.77
Owner Occupied Housing Units	3,351	39,073	106,471
Renter Occupied Housing Units	907	16,034	76,284
Median Age	43.1	41.7	40.0
Median Household Income	\$123,414	\$128,724	\$103,000
Average Household Income	\$162,899	\$180,039	\$158,203
2029 Summary			
Population	11,627	155,226	515,503
Households	4,169	56,143	184,534
Families	3,036	39,757	128,008
Average Household Size	2.79	2.74	2.76
Owner Occupied Housing Units	3,370	39,918	109,623
Renter Occupied Housing Units	799	16,225	74,911
Median Age	44.0	42.7	40.9
Median Household Income	\$140,746	\$150,436	\$118,041
Average Household Income	\$186,199	\$204,023	\$179,565
Trends: 2024-2029 Annual Rate			
Population	-0.35%	0.35%	0.15%
Households	-0.42%	0.37%	0.19%
Families	-0.45%	0.29%	0.14%
Owner Households	0.11%	0.43%	0.59%
Median Household Income	2.66%	3.17%	2.76%

Source: Esri forecasts for 2024 and 2029. U.S. Census Bureau 2020 in 2020 geographies.



Demographic and Income Comparison Profile

2500 US Highway 22, Union, New Jersey, 07083
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2024 Households by Income	1 mile		3 miles		5 miles	
	Number	Percent	Number	Percent	Number	Percent
<\$15,000	221	5.2%	1,952	3.5%	10,959	6.0%
\$15,000 - \$24,999	101	2.4%	1,768	3.2%	8,889	4.9%
\$25,000 - \$34,999	197	4.6%	2,077	3.8%	10,759	5.9%
\$35,000 - \$49,999	165	3.9%	2,813	5.1%	14,466	7.9%
\$50,000 - \$74,999	542	12.7%	6,817	12.4%	24,692	13.5%
\$75,000 - \$99,999	366	8.6%	5,439	9.9%	19,193	10.5%
\$100,000 - \$149,999	937	22.0%	10,086	18.3%	28,255	15.5%
\$150,000 - \$199,999	618	14.5%	7,351	13.3%	19,820	10.8%
\$200,000+	1,110	26.1%	16,804	30.5%	45,722	25.0%
Median Household Income	\$123,414		\$128,724		\$103,000	
Average Household Income	\$162,899		\$180,039		\$158,203	
Per Capita Income	\$57,979		\$64,901		\$56,522	

2029 Households by Income	1 mile		3 miles		5 miles	
	Number	Percent	Number	Percent	Number	Percent
<\$15,000	186	4.5%	1,679	3.0%	9,624	5.2%
\$15,000 - \$24,999	72	1.7%	1,324	2.4%	6,690	3.6%
\$25,000 - \$34,999	158	3.8%	1,788	3.2%	9,215	5.0%
\$35,000 - \$49,999	130	3.1%	2,339	4.2%	12,196	6.6%
\$50,000 - \$74,999	465	11.2%	5,963	10.6%	23,117	12.5%
\$75,000 - \$99,999	323	7.7%	4,944	8.8%	18,432	10.0%
\$100,000 - \$149,999	866	20.8%	9,936	17.7%	28,984	15.7%
\$150,000 - \$199,999	666	16.0%	8,303	14.8%	22,961	12.4%
\$200,000+	1,302	31.2%	19,868	35.4%	53,315	28.9%
Median Household Income	\$140,746		\$150,436		\$118,041	
Average Household Income	\$186,199		\$204,023		\$179,565	
Per Capita Income	\$66,035		\$73,561		\$64,296	

Data Note: Income is expressed in current dollars.

Source: Esri forecasts for 2024 and 2029. U.S. Census Bureau 2020 in 2020 geographies.

Demographic and Income Comparison Profile

2500 US Highway 22, Union, New Jersey, 07083
Rings: 1, 3, 5 mile radii

Prepared by Esri
Latitude: 40.68929
Longitude: -74.29993

2020 Population by Age	1 mile		3 miles		5 miles	
	Number	Percent	Number	Percent	Number	Percent
Age 0 - 4	584	4.8%	7,711	5.1%	28,731	5.6%
Age 5 - 9	574	4.8%	8,716	5.8%	32,087	6.3%
Age 10 - 14	717	5.9%	9,960	6.6%	35,128	6.9%
Age 15 - 19	696	5.8%	9,712	6.4%	35,177	6.9%
Age 20 - 24	689	5.7%	8,663	5.7%	31,493	6.2%
Age 25 - 34	1,529	12.7%	18,101	11.9%	62,633	12.3%
Age 35 - 44	1,629	13.5%	20,943	13.8%	70,494	13.9%
Age 45 - 54	1,680	13.9%	21,627	14.3%	72,074	14.2%
Age 55 - 64	1,825	15.1%	21,559	14.2%	67,439	13.3%
Age 65 - 74	1,238	10.3%	14,061	9.3%	43,443	8.5%
Age 75 - 84	555	4.6%	7,045	4.6%	20,694	4.1%
Age 85+	342	2.8%	3,435	2.3%	9,137	1.8%

2024 Population by Age	1 mile		3 miles		5 miles	
	Number	Percent	Number	Percent	Number	Percent
Age 0 - 4	549	4.6%	7,586	5.0%	28,196	5.5%
Age 5 - 9	640	5.4%	8,858	5.8%	31,792	6.2%
Age 10 - 14	582	4.9%	8,948	5.9%	32,371	6.3%
Age 15 - 19	639	5.4%	9,231	6.1%	33,447	6.5%
Age 20 - 24	664	5.6%	8,843	5.8%	32,200	6.3%
Age 25 - 34	1,511	12.8%	18,527	12.1%	63,205	12.4%
Age 35 - 44	1,651	13.9%	21,963	14.4%	73,153	14.3%
Age 45 - 54	1,647	13.9%	21,346	14.0%	71,785	14.0%
Age 55 - 64	1,697	14.3%	20,585	13.5%	65,901	12.9%
Age 65 - 74	1,308	11.1%	15,222	10.0%	46,606	9.1%
Age 75 - 84	635	5.4%	7,939	5.2%	23,583	4.6%
Age 85+	313	2.6%	3,471	2.3%	9,483	1.9%

2029 Population by Age	1 mile		3 miles		5 miles	
	Number	Percent	Number	Percent	Number	Percent
Age 0 - 4	522	4.5%	7,429	4.8%	27,352	5.3%
Age 5 - 9	578	5.0%	8,217	5.3%	29,375	5.7%
Age 10 - 14	668	5.7%	9,456	6.1%	33,094	6.4%
Age 15 - 19	536	4.6%	8,735	5.6%	32,447	6.3%
Age 20 - 24	552	4.7%	8,114	5.2%	30,416	5.9%
Age 25 - 34	1,453	12.5%	18,947	12.2%	63,612	12.3%
Age 35 - 44	1,666	14.3%	21,765	14.0%	70,669	13.7%
Age 45 - 54	1,626	14.0%	22,063	14.2%	72,204	14.0%
Age 55 - 64	1,497	12.9%	19,786	12.7%	63,995	12.4%
Age 65 - 74	1,412	12.1%	16,918	10.9%	52,467	10.2%
Age 75 - 84	821	7.1%	10,002	6.4%	29,334	5.7%
Age 85+	297	2.6%	3,793	2.4%	10,538	2.0%

Source: Esri forecasts for 2024 and 2029. U.S. Census Bureau 2020 in 2020 geographies.



Demographic and Income Comparison Profile

2500 US Highway 22, Union, New Jersey, 07083
Rings: 1, 3, 5 mile radii

Prepared by Esri
Latitude: 40.68929
Longitude: -74.29993

2020 Race and Ethnicity	1 mile		3 miles		5 miles	
	Number	Percent	Number	Percent	Number	Percent
White Alone	7,135	59.2%	78,986	52.1%	206,361	40.6%
Black Alone	1,288	10.7%	29,066	19.2%	150,941	29.7%
American Indian Alone	61	0.5%	606	0.4%	2,391	0.5%
Asian Alone	1,112	9.2%	14,710	9.7%	33,624	6.6%
Pacific Islander Alone	5	0.0%	53	0.0%	160	0.0%
Some Other Race Alone	915	7.6%	11,287	7.4%	56,808	11.2%
Two or More Races	1,544	12.8%	16,826	11.1%	58,243	11.5%
Hispanic Origin (Any Race)	2,507	20.8%	27,481	18.1%	115,252	22.7%

2024 Race and Ethnicity	1 mile		3 miles		5 miles	
	Number	Percent	Number	Percent	Number	Percent
White Alone	6,711	56.7%	76,535	50.2%	200,415	39.2%
Black Alone	1,294	10.9%	29,262	19.2%	150,619	29.4%
American Indian Alone	67	0.6%	696	0.5%	2,708	0.5%
Asian Alone	1,183	10.0%	15,912	10.4%	36,853	7.2%
Pacific Islander Alone	5	0.0%	75	0.0%	224	0.0%
Some Other Race Alone	962	8.1%	12,153	8.0%	59,744	11.7%
Two or More Races	1,613	13.6%	17,887	11.7%	61,159	12.0%
Hispanic Origin (Any Race)	2,638	22.3%	29,711	19.5%	122,068	23.9%

2029 Race and Ethnicity	1 mile		3 miles		5 miles	
	Number	Percent	Number	Percent	Number	Percent
White Alone	6,267	53.9%	74,374	47.9%	193,983	37.6%
Black Alone	1,309	11.3%	29,707	19.1%	149,821	29.1%
American Indian Alone	70	0.6%	745	0.5%	2,816	0.5%
Asian Alone	1,250	10.8%	17,258	11.1%	39,832	7.7%
Pacific Islander Alone	6	0.1%	78	0.1%	232	0.0%
Some Other Race Alone	1,023	8.8%	13,575	8.7%	63,682	12.4%
Two or More Races	1,702	14.6%	19,488	12.6%	65,136	12.6%
Hispanic Origin (Any Race)	2,804	24.1%	32,949	21.2%	130,494	25.3%

Source: Esri forecasts for 2024 and 2029. U.S. Census Bureau 2020 in 2020 geographies.