

Demographic Detail Report

65 US Highway 46, Pine Brook, NJ 07058

Building Type: **Industrial**
 RBA: **12,750 SF**
 Land Area: **21.55 AC**
 Total **0 SF**

Warehse Avail: -
 Office Avail: -
 % Leased: **100%**
 Rent/SF/Yr: -



Radius	1 Mile	3 Mile	5 Mile
Population			
2023 Projection	2,969	44,584	155,763
2018 Estimate	2,889	44,075	154,099
2010 Census	2,461	42,355	148,499
Growth 2018 - 2023	2.77%	1.15%	1.08%
Growth 2010 - 2018	17.39%	4.06%	3.77%
2018 Population by Age	2,889	44,075	154,099
Age 0 - 4	203 7.03%	2,298 5.21%	8,097 5.25%
Age 5 - 9	221 7.65%	2,405 5.46%	8,554 5.55%
Age 10 - 14	216 7.48%	2,681 6.08%	9,511 6.17%
Age 15 - 19	185 6.40%	2,792 6.33%	9,888 6.42%
Age 20 - 24	156 5.40%	2,616 5.94%	9,227 5.99%
Age 25 - 29	160 5.54%	2,354 5.34%	8,160 5.30%
Age 30 - 34	215 7.44%	2,329 5.28%	7,946 5.16%
Age 35 - 39	264 9.14%	2,477 5.62%	8,540 5.54%
Age 40 - 44	261 9.03%	2,762 6.27%	9,577 6.21%
Age 45 - 49	237 8.20%	3,181 7.22%	11,121 7.22%
Age 50 - 54	207 7.17%	3,451 7.83%	12,188 7.91%
Age 55 - 59	170 5.88%	3,361 7.63%	11,938 7.75%
Age 60 - 64	131 4.53%	2,966 6.73%	10,523 6.83%
Age 65 - 69	97 3.36%	2,510 5.69%	8,812 5.72%
Age 70 - 74	66 2.28%	1,987 4.51%	6,838 4.44%
Age 75 - 79	43 1.49%	1,455 3.30%	4,974 3.23%
Age 80 - 84	27 0.93%	1,057 2.40%	3,612 2.34%
Age 85+	31 1.07%	1,392 3.16%	4,593 2.98%
Age 65+	264 9.14%	8,401 19.06%	28,829 18.71%
Median Age	36.70	43.80	43.70
Average Age	35.40	41.80	41.60



Demographic Detail Report

65 US Highway 46, Pine Brook, NJ 07058

Radius	1 Mile		3 Mile		5 Mile	
2018 Population By Race	2,889		44,075		154,099	
White	1,370	47.42%	35,800	81.23%	121,171	78.63%
Black	167	5.78%	1,018	2.31%	4,615	2.99%
Am. Indian & Alaskan	22	0.76%	94	0.21%	291	0.19%
Asian	1,267	43.86%	6,461	14.66%	25,404	16.49%
Hawaiian & Pacific Island	0	0.00%	18	0.04%	38	0.02%
Other	63	2.18%	684	1.55%	2,579	1.67%
Population by Hispanic Origin	2,889		44,075		154,099	
Non-Hispanic Origin	2,609	90.31%	40,625	92.17%	142,095	92.21%
Hispanic Origin	280	9.69%	3,450	7.83%	12,004	7.79%
2018 Median Age, Male	35.40		42.00		42.10	
2018 Average Age, Male	34.30		40.40		40.40	
2018 Median Age, Female	37.90		45.40		45.20	
2018 Average Age, Female	36.70		43.10		42.80	
2018 Population by Occupation Classification	2,214		36,134		125,965	
Civilian Employed	1,462	66.03%	23,188	64.17%	81,156	64.43%
Civilian Unemployed	75	3.39%	849	2.35%	2,828	2.25%
Civilian Non-Labor Force	677	30.58%	12,095	33.47%	41,970	33.32%
Armed Forces	0	0.00%	2	0.01%	11	0.01%
Households by Marital Status						
Married	602		10,060		35,208	
Married No Children	240		5,455		18,834	
Married w/Children	362		4,604		16,374	
2018 Population by Education	1,958		33,221		114,393	
Some High School, No Diploma	162	8.27%	2,001	6.02%	6,322	5.53%
High School Grad (Incl Equivalency)	521	26.61%	7,574	22.80%	24,458	21.38%
Some College, No Degree	295	15.07%	6,769	20.38%	19,985	17.47%
Associate Degree	47	2.40%	1,938	5.83%	5,572	4.87%
Bachelor Degree	566	28.91%	9,172	27.61%	34,360	30.04%
Advanced Degree	367	18.74%	5,767	17.36%	23,696	20.71%



Demographic Detail Report

65 US Highway 46, Pine Brook, NJ 07058

Radius	1 Mile		3 Mile		5 Mile	
2018 Population by Occupation	2,934		44,484		158,021	
Real Estate & Finance	115	3.92%	2,594	5.83%	8,972	5.68%
Professional & Management	948	32.31%	15,118	33.99%	56,751	35.91%
Public Administration	2	0.07%	826	1.86%	2,653	1.68%
Education & Health	302	10.29%	4,987	11.21%	19,625	12.42%
Services	151	5.15%	2,804	6.30%	8,787	5.56%
Information	82	2.79%	789	1.77%	2,716	1.72%
Sales	453	15.44%	6,154	13.83%	20,535	13.00%
Transportation	79	2.69%	1,183	2.66%	4,892	3.10%
Retail	296	10.09%	2,462	5.53%	8,071	5.11%
Wholesale	87	2.97%	900	2.02%	3,089	1.95%
Manufacturing	237	8.08%	2,396	5.39%	7,450	4.71%
Production	112	3.82%	1,297	2.92%	4,052	2.56%
Construction	27	0.92%	1,097	2.47%	4,107	2.60%
Utilities	29	0.99%	802	1.80%	2,898	1.83%
Agriculture & Mining	0	0.00%	48	0.11%	112	0.07%
Farming, Fishing, Forestry	0	0.00%	20	0.04%	41	0.03%
Other Services	14	0.48%	1,007	2.26%	3,270	2.07%
2018 Worker Travel Time to Job	1,448		22,361		77,574	
<30 Minutes	779	53.80%	13,383	59.85%	44,697	57.62%
30-60 Minutes	539	37.22%	6,617	29.59%	23,343	30.09%
60+ Minutes	130	8.98%	2,361	10.56%	9,534	12.29%
2010 Households by HH Size	905		15,700		54,704	
1-Person Households	196	21.66%	3,523	22.44%	12,388	22.65%
2-Person Households	240	26.52%	4,911	31.28%	17,114	31.28%
3-Person Households	207	22.87%	2,803	17.85%	9,681	17.70%
4-Person Households	198	21.88%	2,826	18.00%	9,842	17.99%
5-Person Households	38	4.20%	1,147	7.31%	3,979	7.27%
6-Person Households	15	1.66%	349	2.22%	1,217	2.22%
7 or more Person Households	11	1.22%	141	0.90%	483	0.88%
2018 Average Household Size	2.70		2.70		2.70	
Households						
2023 Projection	1,096		16,481		57,278	
2018 Estimate	1,066		16,295		56,686	
2010 Census	906		15,700		54,705	
Growth 2018 - 2023	2.81%		1.14%		1.04%	
Growth 2010 - 2018	17.66%		3.79%		3.62%	



Demographic Detail Report

65 US Highway 46, Pine Brook, NJ 07058						
Radius	1 Mile		3 Mile		5 Mile	
2018 Households by HH Income	1,063		16,294		56,686	
<\$25,000	205	19.29%	1,531	9.40%	5,458	9.63%
\$25,000 - \$50,000	85	8.00%	2,274	13.96%	6,694	11.81%
\$50,000 - \$75,000	139	13.08%	2,058	12.63%	6,852	12.09%
\$75,000 - \$100,000	117	11.01%	1,855	11.38%	6,185	10.91%
\$100,000 - \$125,000	173	16.27%	1,899	11.65%	6,713	11.84%
\$125,000 - \$150,000	118	11.10%	1,285	7.89%	4,511	7.96%
\$150,000 - \$200,000	148	13.92%	2,318	14.23%	7,675	13.54%
\$200,000+	78	7.34%	3,074	18.87%	12,598	22.22%
2018 Avg Household Income	\$104,159		\$131,736		\$139,616	
2018 Med Household Income	\$96,901		\$105,647		\$111,745	
2018 Occupied Housing	1,066		16,295		56,686	
Owner Occupied	263	24.67%	12,034	73.85%	43,342	76.46%
Renter Occupied	803	75.33%	4,261	26.15%	13,344	23.54%
2010 Housing Units	1,131		16,722		58,328	
1 Unit	379	33.51%	12,398	74.14%	43,870	75.21%
2 - 4 Units	76	6.72%	1,176	7.03%	3,851	6.60%
5 - 19 Units	313	27.67%	1,140	6.82%	4,368	7.49%
20+ Units	363	32.10%	2,008	12.01%	6,239	10.70%
2018 Housing Value	263		12,035		43,340	
<\$100,000	4	1.52%	213	1.77%	730	1.68%
\$100,000 - \$200,000	1	0.38%	219	1.82%	862	1.99%
\$200,000 - \$300,000	1	0.38%	567	4.71%	2,963	6.84%
\$300,000 - \$400,000	60	22.81%	1,936	16.09%	7,832	18.07%
\$400,000 - \$500,000	52	19.77%	3,132	26.02%	9,610	22.17%
\$500,000 - \$1,000,000	136	51.71%	5,642	46.88%	18,562	42.83%
\$1,000,000+	9	3.42%	326	2.71%	2,781	6.42%
2018 Median Home Value	\$549,632		\$498,419		\$496,596	
2018 Housing Units by Yr Built	1,131		16,733		58,498	
Built 2010+	86	7.60%	686	4.10%	2,439	4.17%
Built 2000 - 2010	40	3.54%	862	5.15%	3,285	5.62%
Built 1990 - 1999	497	43.94%	2,013	12.03%	5,811	9.93%
Built 1980 - 1989	170	15.03%	1,388	8.29%	5,768	9.86%
Built 1970 - 1979	52	4.60%	2,060	12.31%	6,398	10.94%
Built 1960 - 1969	113	9.99%	4,275	25.55%	12,065	20.62%
Built 1950 - 1959	88	7.78%	2,390	14.28%	10,756	18.39%
Built <1949	85	7.52%	3,059	18.28%	11,976	20.47%
2018 Median Year Built	1990		1966		1964	



Demographic Summary Report

65 US Highway 46, Pine Brook, NJ 07058

Building Type: Industrial
 RBA: 12,750 SF
 Land Area: 21.55 AC
 Total Available: 0 SF

Warehse Avail: -
 Office Avail: -
 % Leased: 100%
 Rent/SF/Yr: -



Radius	1 Mile	3 Mile	5 Mile
Population			
2023 Projection	2,969	44,584	155,763
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2018 Population by Hispanic Origin			
2018 Population	2,889	44,075	154,099
White	1,370 47.42%	35,800 81.23%	121,171 78.63%
Black	167 5.78%	1,018 2.31%	4,615 2.99%
Am. Indian & Alaskan	22 0.76%	94 0.21%	291 0.19%
Asian	1,267 43.86%	6,461 14.66%	25,404 16.49%
Hawaiian & Pacific Island	0 0.00%	18 0.04%	38 0.02%
Other	63 2.18%	684 1.55%	2,579 1.67%
U.S. Armed Forces	0	2	11
Households			
2023 Projection	1,096	16,481	57,278
2018 Estimate	1,066	16,295	56,686
2010 Census	906	15,700	54,705
Growth 2018 - 2023	2.81%	1.14%	1.04%
Growth 2010 - 2018	17.66%	3.79%	3.62%
Owner Occupied	263 24.67%	12,034 73.85%	43,342 76.46%
Renter Occupied	803 75.33%	4,261 26.15%	13,344 23.54%
2018 Households by HH Income			
Income: <\$25,000	205 19.29%	1,531 9.40%	5,458 9.63%
Income: \$25,000 - \$50,000	85 8.00%	2,274 13.96%	6,694 11.81%
Income: \$50,000 - \$75,000	139 13.08%	2,058 12.63%	6,852 12.09%
Income: \$75,000 - \$100,000	117 11.01%	1,855 11.38%	6,185 10.91%
Income: \$100,000 - \$125,000	173 16.27%	1,899 11.65%	6,713 11.84%
Income: \$125,000 - \$150,000	118 11.10%	1,285 7.89%	4,511 7.96%
Income: \$150,000 - \$200,000	148 13.92%	2,318 14.23%	7,675 13.54%
Income: \$200,000+	78 7.34%	3,074 18.87%	12,598 22.22%
2018 Avg Household Income	\$104,159	\$131,736	\$139,616
2018 Med Household Income	\$96,901	\$105,647	\$111,745



Demographic Trend Report

1 Mile Radius

65 US Highway 46, Pine Brook, NJ 07058

Building Type: Industrial
 RBA: 12,750 SF
 Land Area: 21.55 AC
 Total Available: 0 SF

Warehse Avail: -
 Office Avail: -
 % Leased: 100%
 Rent/SF/Yr: -



Description	2010	2018	2023
Population	2,461	2,889	2,969
Age 0 - 4	223 9.06%	203 7.03%	186 6.26%
Age 5 - 9	201 8.17%	221 7.65%	203 6.84%
Age 10 - 14	139 5.65%	216 7.48%	212 7.14%
Age 15 - 19	136 5.53%	185 6.40%	205 6.90%
Age 20 - 24	130 5.28%	156 5.40%	183 6.16%
Age 25 - 29	209 8.49%	160 5.54%	166 5.59%
Age 30 - 34	267 10.85%	215 7.44%	178 6.00%
Age 35 - 39	257 10.44%	264 9.14%	214 7.21%
Age 40 - 44	194 7.88%	261 9.03%	244 8.22%
Age 45 - 49	174 7.07%	237 8.20%	246 8.29%
Age 50 - 54	151 6.14%	207 7.17%	228 7.68%
Age 55 - 59	116 4.71%	170 5.88%	196 6.60%
Age 60 - 64	92 3.74%	131 4.53%	161 5.42%
Age 65 - 69	62 2.52%	97 3.36%	122 4.11%
Age 70 - 74	31 1.26%	66 2.28%	90 3.03%
Age 75 - 79	36 1.46%	43 1.49%	58 1.95%
Age 80 - 84	21 0.85%	27 0.93%	36 1.21%
Age 85+	22 0.89%	31 1.07%	38 1.28%
Age 15+	1,898 77.12%	2,250 77.88%	2,365 79.66%
Age 20+	1,762 71.60%	2,065 71.48%	2,160 72.75%
Age 65+	172 6.99%	264 9.14%	344 11.59%
Median Age	34	37	39
Average Age	33.30	35.40	37.20
Population By Race	2,461	2,889	2,969
White	1,273 51.73%	1,370 47.42%	1,354 45.60%
Black	129 5.24%	167 5.78%	179 6.03%
Am. Indian & Alaskan	16 0.65%	22 0.76%	25 0.84%
Asian	995 40.43%	1,267 43.86%	1,343 45.23%
Hawaiian & Pacific Islander	0 0.00%	0 0.00%	0 0.00%
Other	47 1.91%	63 2.18%	68 2.29%



Demographic Trend Report

1 Mile Radius

65 US Highway 46, Pine Brook, NJ 07058

Description	2010	2018	2023
Population by Race (Hispanic)	194	280	315
White	155 79.90%	222 79.29%	247 78.41%
Black	18 9.28%	27 9.64%	32 10.16%
Am. Indian & Alaskan	16 8.25%	22 7.86%	25 7.94%
Asian	1 0.52%	1 0.36%	2 0.63%
Hawaiian & Pacific Islander	0 0.00%	0 0.00%	0 0.00%
Other	6 3.09%	9 3.21%	9 2.86%
Household by Household Income	905	1,063	1,096
<\$25,000	138 15.25%	205 19.29%	217 19.80%
\$25,000 - \$50,000	143 15.80%	85 8.00%	81 7.39%
\$50,000 - \$75,000	145 16.02%	139 13.08%	141 12.86%
\$75,000 - \$100,000	114 12.60%	117 11.01%	117 10.68%
\$100,000 - \$125,000	155 17.13%	173 16.27%	176 16.06%
\$125,000 - \$150,000	79 8.73%	118 11.10%	125 11.41%
\$150,000 - \$200,000	59 6.52%	148 13.92%	161 14.69%
\$200,000+	72 7.96%	78 7.34%	78 7.12%
Average Household Income	\$97,026	\$104,159	\$104,355
Median Household Income	\$80,811	\$96,901	\$98,290

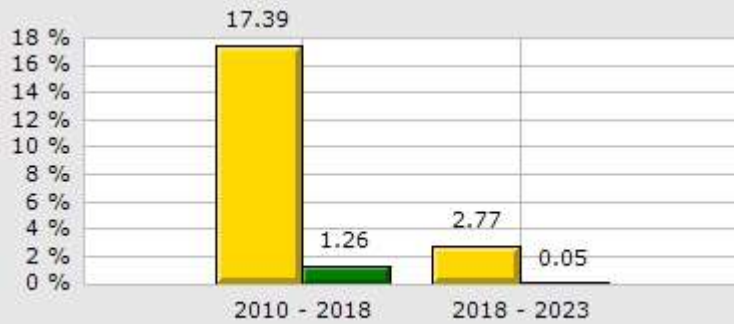


65 US Highway 46, Pine Brook, NJ 07058

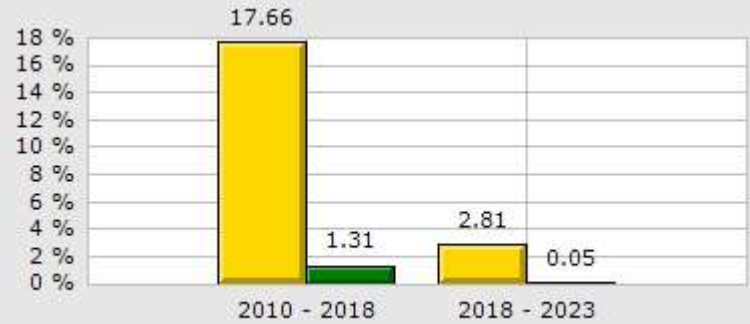
Type: Industrial/Warehouse
 County: Morris

1 Mile
 County

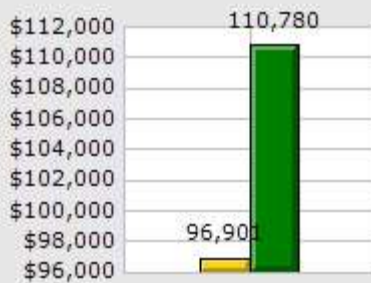
Population Growth



Household Growth



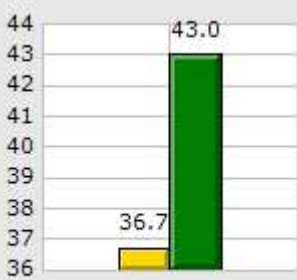
2018 Med Household Inc



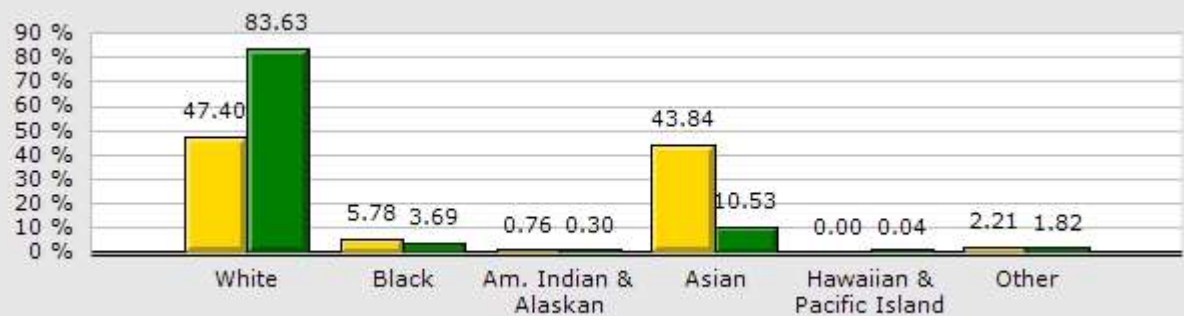
2018 Households by Household Income



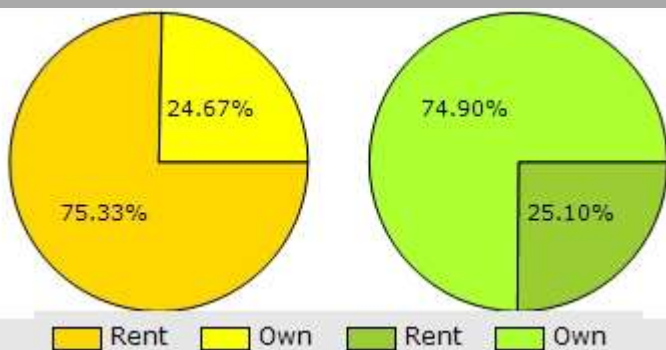
2018 Median Age



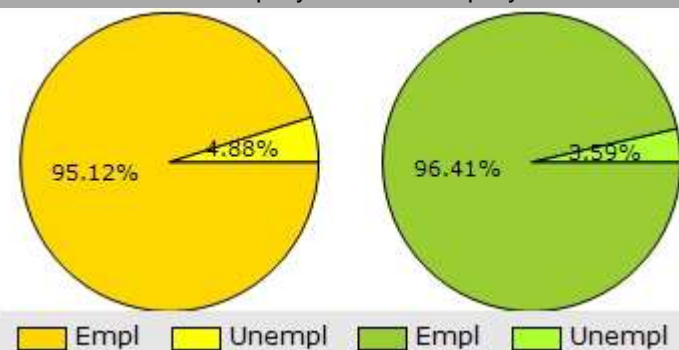
2018 Population by Race



2018 Renter vs. Owner



2018 Employed vs. Unemployed



Demographic Market Comparison Report

1 mile radius

65 US Highway 46, Pine Brook, NJ 07058				
Type: Industrial/Warehouse				
County: Morris				
	1 Mile		County	
Population Growth				
Growth 2010 - 2018	17.39%		1.26%	
Growth 2018 - 2023	2.77%		0.05%	
Empl	1,462	95.12%	270,287	96.41%
Unempl	75	4.88%	10,071	3.59%
2018 Population by Race				
	2,890		498,489	
White	1,370	47.40%	416,869	83.63%
Black	167	5.78%	18,381	3.69%
Am. Indian & Alaskan	22	0.76%	1,484	0.30%
Asian	1,267	43.84%	52,471	10.53%
Hawaiian & Pacific Island	0	0.00%	208	0.04%
Other	64	2.21%	9,076	1.82%
Household Growth				
Growth 2010 - 2018	17.66%		1.31%	
Growth 2018 - 2023	2.81%		0.05%	
Renter Occupied	803	75.33%	45,904	25.10%
Owner Occupied	263	24.67%	136,987	74.90%
2018 Households by Household Income				
	1,063		182,891	
Income <\$25K	205	19.29%	16,047	8.77%
Income \$25K - \$50K	85	8.00%	21,513	11.76%
Income \$50K - \$75K	139	13.08%	22,737	12.43%
Income \$75K - \$100K	117	11.01%	21,755	11.90%
Income \$100K - \$125K	173	16.27%	21,783	11.91%
Income \$125K - \$150K	118	11.10%	16,196	8.86%
Income \$150K - \$200K	148	13.92%	23,182	12.68%
Income \$200K+	78	7.34%	39,678	21.69%
2018 Med Household Inc	\$96,901		\$110,780	
2018 Median Age	36.70		43.00	



Consumer Spending Report

65 US Highway 46, Pine Brook, NJ 07058

Building Type: Industrial
 RBA: 12,750 SF
 Land Area: 21.55 AC
 Total Available: 0 SF
 Warehouse Avail: -
 Office Avail: -
 % Leased: 100%
 Rent/SF/Yr: -



2018 Annual Spending (\$000s)	1 Mile	3 Mile	5 Mile
Total Specified Consumer Spending	\$30,313	\$565,853	\$2,019,615
Total Apparel	\$1,959	\$31,525	\$112,083
Women's Apparel	785	13,326	47,510
Men's Apparel	426	7,117	25,242
Girl's Apparel	152	2,223	7,992
Boy's Apparel	114	1,479	5,260
Infant Apparel	86	1,146	4,055
Footwear	396	6,234	22,023
Total Entertainment & Hobbies	\$2,246	\$42,250	\$149,120
Entertainment	402	7,079	24,825
Audio & Visual Equipment/Service	1,087	19,465	68,598
Reading Materials	116	2,461	8,851
Pets, Toys, & Hobbies	641	13,245	46,846
Personal Items	1,866	38,472	136,698
Total Food and Alcohol	\$8,900	\$147,199	\$521,398
Food At Home	4,778	78,086	274,319
Food Away From Home	3,560	58,562	209,353
Alcoholic Beverages	562	10,551	37,725
Total Household	\$4,266	\$92,280	\$333,598
House Maintenance & Repair	405	15,617	56,459
Household Equip & Furnishings	1,800	34,397	123,863
Household Operations	1,451	29,448	106,166
Housing Costs	609	12,817	47,110



Consumer Spending Report

65 US Highway 46, Pine Brook, NJ 07058

2018 Annual Spending (000s)	1 Mile	3 Mile	5 Mile
Total Transportation/Maint.	\$7,281	\$138,012	\$492,871
Vehicle Purchases	2,687	57,119	203,855
Gasoline	2,284	38,997	137,519
Vehicle Expenses	283	6,417	23,180
Transportation	1,065	17,464	63,695
Automotive Repair & Maintenance	962	18,015	64,621
Total Health Care	\$1,410	\$29,800	\$104,706
Medical Services	830	17,397	61,597
Prescription Drugs	423	9,511	32,868
Medical Supplies	156	2,892	10,241
Total Education/Day Care	\$2,385	\$46,315	\$169,140
Education	1,507	28,673	104,782
Fees & Admissions	878	17,642	64,358



Daytime Employment Report

1 Mile Radius

65 US Highway 46, Pine Brook, NJ 07058

Building Type: Industrial
 RBA: 12,750 SF
 Land Area: 21.55 AC
 Total Available: 0 SF

Warehse Av: -
 Office Avail: -
 % Leased: 100%
 Rent/SF/Yr: -



Business Employment by Type	# of Businesses	# Employees	#Emp/Bus
Total Businesses	590	7,422	13
Retail & Wholesale Trade	152	2,401	16
Hospitality & Food Service	30	484	16
Real Estate, Renting, Leasing	17	64	4
Finance & Insurance	22	113	5
Information	17	368	22
Scientific & Technology Services	75	830	11
Management of Companies	2	6	3
Health Care & Social Assistance	34	821	24
Educational Services	9	62	7
Public Administration & Sales	4	62	16
Arts, Entertainment, Recreation	8	39	5
Utilities & Waste Management	26	237	9
Construction	74	514	7
Manufacturing	68	1,164	17
Agriculture, Mining, Fishing	0	0	0
Other Services	52	257	5

