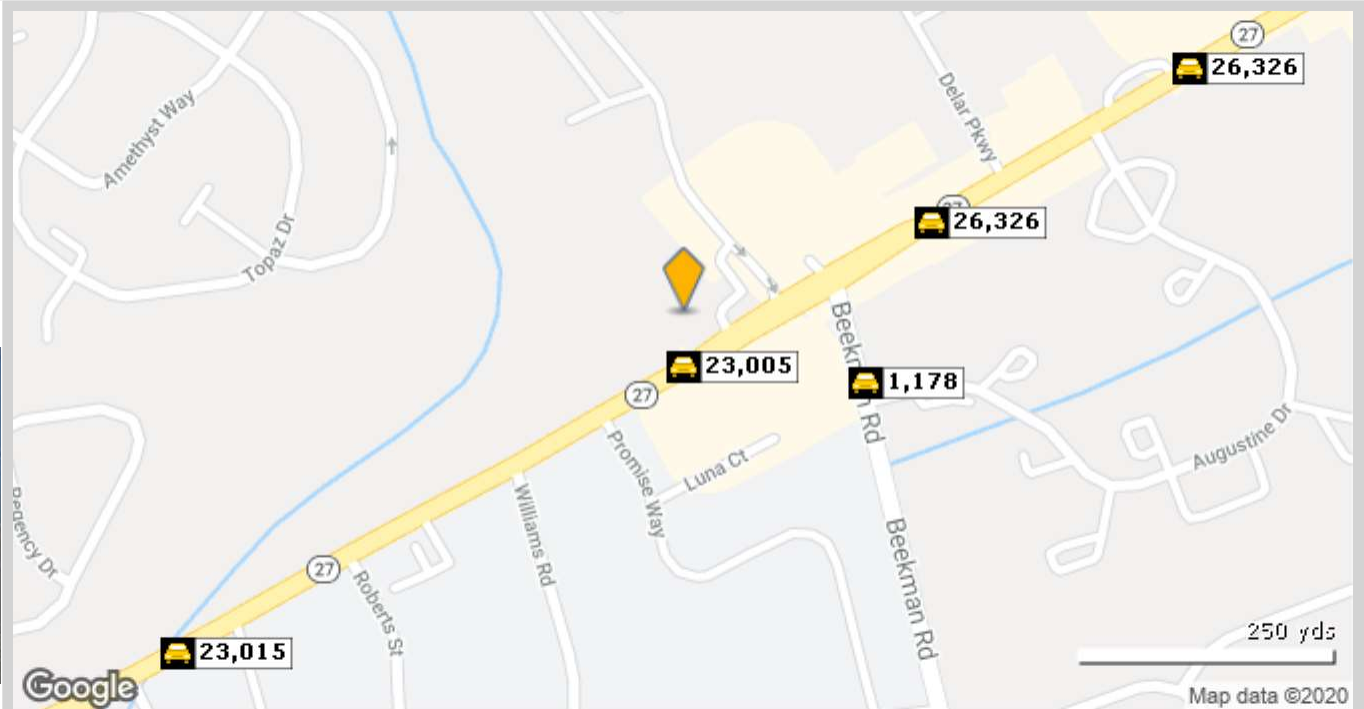


Traffic Count Report & Demographics

Retail Building + Excess Land 3231 State Route 27, Franklin Park, NJ 08823

Building Type: **General Retail**
 Secondary: **Auto Dealership**
 GLA: **3,500 SF**
 Year Built: **1950**
 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	Lincoln Hwy	Beekman Rd	0.07 NE	2018	21,439	MPSI	.03
2	Lincoln Hwy	Beekman Rd	0.07 NE	2020	23,005	MPSI	.03
3	Beekman Rd	Augustine Dr	0.01 S	2018	1,178	MPSI	.11
4	Lincoln Hwy	Delar Pkwy	0.05 NE	2018	27,013	MPSI	.15
5	Lincoln Hwy	Beekman Rd	0.06 SW	2017	26,326	MPSI	.15
6	Lincoln Hwy	Delar Pkwy	0.05 NE	2013	26,326	AWDT	.15
7	Lincoln Hwy	Augustine Dr	0.06 SW	2013	26,326	AWDT	.32
8	Lincoln Hwy	Vliet Rd	0.11 SW	2018	21,110	MPSI	.34
9	Lincoln Hwy	Stillwell Rd	0.03 SW	2017	25,342	MPSI	.34
10	Lincoln Hwy	Vliet Rd	0.11 SW	2020	23,015	MPSI	.34

Demographic Detail Report

Retail Building + Excess Land

3231 State Route 27, Franklin Park, NJ 08823

Building Type: **General Retail**
 Secondary: **Auto Dealership**
 GLA: **3,500 SF**
 Year Built: **1950**

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



Radius	2 Mile		3 Mile		5 Mile	
Population						
2025 Projection	29,381		50,565		116,968	
2020 Estimate	29,745		50,831		116,603	
2010 Census	31,746		52,468		115,179	
Growth 2020 - 2025	-1.22%		-0.52%		0.31%	
Growth 2010 - 2020	-6.30%		-3.12%		1.24%	
2020 Population by Age	29,745		50,831		116,603	
Age 0 - 4	1,782	5.99%	3,113	6.12%	6,536	5.61%
Age 5 - 9	1,943	6.53%	3,412	6.71%	7,293	6.25%
Age 10 - 14	2,041	6.86%	3,512	6.91%	8,078	6.93%
Age 15 - 19	1,964	6.60%	3,335	6.56%	8,245	7.07%
Age 20 - 24	1,659	5.58%	2,794	5.50%	7,124	6.11%
Age 25 - 29	1,629	5.48%	2,791	5.49%	6,690	5.74%
Age 30 - 34	1,902	6.39%	3,315	6.52%	7,011	6.01%
Age 35 - 39	2,309	7.76%	4,044	7.96%	8,040	6.90%
Age 40 - 44	2,355	7.92%	4,096	8.06%	8,452	7.25%
Age 45 - 49	2,354	7.91%	3,986	7.84%	8,919	7.65%
Age 50 - 54	2,300	7.73%	3,803	7.48%	9,087	7.79%
Age 55 - 59	2,172	7.30%	3,599	7.08%	8,863	7.60%
Age 60 - 64	1,784	6.00%	3,019	5.94%	7,485	6.42%
Age 65 - 69	1,274	4.28%	2,197	4.32%	5,402	4.63%
Age 70 - 74	923	3.10%	1,577	3.10%	3,828	3.28%
Age 75 - 79	614	2.06%	1,029	2.02%	2,487	2.13%
Age 80 - 84	381	1.28%	629	1.24%	1,527	1.31%
Age 85+	360	1.21%	580	1.14%	1,536	1.32%
Age 65+	3,552	11.94%	6,012	11.83%	14,780	12.68%
Median Age	39.20		38.90		39.60	
Average Age	37.90		37.70		38.30	

Demographic Detail Report

Retail Building + Excess Land					
3231 State Route 27, Franklin Park, NJ 08823					
Radius	2 Mile		3 Mile		5 Mile
2020 Population By Race	29,745		50,831		116,603
White	12,238	41.14%	20,945	41.21%	54,303 46.57%
Black	5,206	17.50%	8,629	16.98%	19,317 16.57%
Am. Indian & Alaskan	117	0.39%	183	0.36%	441 0.38%
Asian	11,471	38.56%	19,861	39.07%	39,854 34.18%
Hawaiian & Pacific Island	14	0.05%	24	0.05%	78 0.07%
Other	698	2.35%	1,189	2.34%	2,610 2.24%
Population by Hispanic Origin	29,745		50,831		116,603
Non-Hispanic Origin	26,948	90.60%	45,837	90.18%	103,462 88.73%
Hispanic Origin	2,796	9.40%	4,994	9.82%	13,142 11.27%
2020 Median Age, Male	38.50		38.20		38.60
2020 Average Age, Male	37.10		36.90		37.50
2020 Median Age, Female	39.80		39.50		40.40
2020 Average Age, Female	38.70		38.50		39.20
2020 Population by Occupation Classification	23,583		40,124		93,043
Civilian Employed	16,485	69.90%	27,659	68.93%	63,450 68.19%
Civilian Unemployed	429	1.82%	781	1.95%	1,882 2.02%
Civilian Non-Labor Force	6,668	28.27%	11,673	29.09%	27,700 29.77%
Armed Forces	1	0.00%	11	0.03%	11 0.01%
Households by Marital Status					
Married	6,399		10,851		25,161
Married No Children	2,902		4,860		11,295
Married w/Children	3,497		5,991		13,866
2020 Population by Education	21,259		36,116		82,825
Some High School, No Diploma	1,091	5.13%	1,895	5.25%	4,907 5.92%
High School Grad (Incl Equivalency)	3,158	14.85%	5,706	15.80%	14,398 17.38%
Some College, No Degree	4,173	19.63%	6,783	18.78%	14,292 17.26%
Associate Degree	902	4.24%	1,450	4.01%	3,496 4.22%
Bachelor Degree	6,873	32.33%	11,828	32.75%	26,377 31.85%
Advanced Degree	5,062	23.81%	8,454	23.41%	19,355 23.37%

Demographic Detail Report

Retail Building + Excess Land						
3231 State Route 27, Franklin Park, NJ 08823						
Radius	2 Mile		3 Mile		5 Mile	
2020 Population by Occupation	32,891		55,413		126,199	
Real Estate & Finance	2,060	6.26%	3,355	6.05%	7,320	5.80%
Professional & Management	12,423	37.77%	20,836	37.60%	46,926	37.18%
Public Administration	398	1.21%	724	1.31%	1,944	1.54%
Education & Health	4,032	12.26%	6,582	11.88%	15,260	12.09%
Services	1,494	4.54%	2,856	5.15%	7,038	5.58%
Information	744	2.26%	1,223	2.21%	2,541	2.01%
Sales	3,538	10.76%	6,269	11.31%	13,629	10.80%
Transportation	1,307	3.97%	2,239	4.04%	4,917	3.90%
Retail	1,447	4.40%	2,555	4.61%	5,405	4.28%
Wholesale	534	1.62%	863	1.56%	2,100	1.66%
Manufacturing	1,776	5.40%	3,015	5.44%	7,235	5.73%
Production	1,125	3.42%	1,779	3.21%	4,179	3.31%
Construction	673	2.05%	862	1.56%	2,516	1.99%
Utilities	706	2.15%	958	1.73%	2,522	2.00%
Agriculture & Mining	8	0.02%	32	0.06%	67	0.05%
Farming, Fishing, Forestry	6	0.02%	11	0.02%	26	0.02%
Other Services	620	1.89%	1,254	2.26%	2,574	2.04%
2020 Worker Travel Time to Job	15,891		26,701		60,794	
<30 Minutes	7,107	44.72%	12,335	46.20%	28,741	47.28%
30-60 Minutes	5,854	36.84%	9,369	35.09%	20,453	33.64%
60+ Minutes	2,930	18.44%	4,997	18.71%	11,600	19.08%
2010 Households by HH Size	11,784		19,535		40,678	
1-Person Households	2,692	22.84%	4,408	22.56%	8,213	20.19%
2-Person Households	3,392	28.78%	5,639	28.87%	11,362	27.93%
3-Person Households	2,367	20.09%	3,999	20.47%	8,385	20.61%
4-Person Households	2,204	18.70%	3,699	18.94%	8,327	20.47%
5-Person Households	725	6.15%	1,167	5.97%	2,848	7.00%
6-Person Households	289	2.45%	448	2.29%	1,071	2.63%
7 or more Person Households	115	0.98%	175	0.90%	472	1.16%
2020 Average Household Size	2.70		2.70		2.80	
Households						
2025 Projection	10,837		18,807		41,126	
2020 Estimate	10,980		18,905		41,018	
2010 Census	11,786		19,536		40,678	
Growth 2020 - 2025	-1.30%		-0.52%		0.26%	
Growth 2010 - 2020	-6.84%		-3.23%		0.84%	

Demographic Detail Report

Retail Building + Excess Land			
3231 State Route 27, Franklin Park, NJ 08823			
Radius	2 Mile	3 Mile	5 Mile
2020 Households by HH Income	10,978	18,905	41,018
<\$25,000	1,090 9.93%	1,664 8.80%	3,425 8.35%
\$25,000 - \$50,000	1,209 11.01%	2,285 12.09%	4,509 10.99%
\$50,000 - \$75,000	1,207 10.99%	2,167 11.46%	4,462 10.88%
\$75,000 - \$100,000	1,324 12.06%	2,264 11.98%	4,303 10.49%
\$100,000 - \$125,000	1,348 12.28%	2,360 12.48%	4,651 11.34%
\$125,000 - \$150,000	992 9.04%	1,859 9.83%	4,276 10.42%
\$150,000 - \$200,000	1,760 16.03%	2,802 14.82%	6,449 15.72%
\$200,000+	2,048 18.66%	3,504 18.53%	8,943 21.80%
2020 Avg Household Income	\$135,155	\$134,528	\$143,561
2020 Med Household Income	\$112,221	\$111,361	\$120,479
2020 Occupied Housing	10,980	18,905	41,018
Owner Occupied	7,362 67.05%	12,632 66.82%	29,684 72.37%
Renter Occupied	3,618 32.95%	6,273 33.18%	11,334 27.63%
2010 Housing Units	12,074	19,602	42,342
1 Unit	7,976 66.06%	12,528 63.91%	30,292 71.54%
2 - 4 Units	864 7.16%	1,135 5.79%	2,474 5.84%
5 - 19 Units	2,631 21.79%	4,758 24.27%	7,300 17.24%
20+ Units	603 4.99%	1,181 6.02%	2,276 5.38%
2020 Housing Value	7,361	12,631	29,684
<\$100,000	279 3.79%	700 5.54%	900 3.03%
\$100,000 - \$200,000	520 7.06%	816 6.46%	1,380 4.65%
\$200,000 - \$300,000	1,180 16.03%	2,059 16.30%	4,173 14.06%
\$300,000 - \$400,000	1,950 26.49%	3,154 24.97%	6,800 22.91%
\$400,000 - \$500,000	1,337 18.16%	2,526 20.00%	6,118 20.61%
\$500,000 - \$1,000,000	2,004 27.22%	3,233 25.60%	9,865 33.23%
\$1,000,000+	91 1.24%	143 1.13%	448 1.51%
2020 Median Home Value	\$387,256	\$386,889	\$425,972
2020 Housing Units by Yr Built	12,276	20,437	43,222
Built 2010+	67 0.55%	270 1.32%	1,439 3.33%
Built 2000 - 2010	1,675 13.64%	3,302 16.16%	5,874 13.59%
Built 1990 - 1999	3,515 28.63%	5,791 28.34%	10,945 25.32%
Built 1980 - 1989	2,776 22.61%	4,960 24.27%	9,999 23.13%
Built 1970 - 1979	1,604 13.07%	2,485 12.16%	5,529 12.79%
Built 1960 - 1969	913 7.44%	1,331 6.51%	4,180 9.67%
Built 1950 - 1959	1,137 9.26%	1,511 7.39%	3,114 7.20%
Built <1949	589 4.80%	787 3.85%	2,142 4.96%
2020 Median Year Built	1986	1987	1986

Retail Building + Excess Land

3231 State Route 27, Franklin Park, NJ 08823

Building Type: **General Retail**
 Secondary: **Auto Dealership**
 GLA: **3,500 SF**
 Year Built: **1950**

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



Business Employment by Type	# of Businesses	# Employees	#Emp/Bus
Total Businesses	357	2,928	8
Retail & Wholesale Trade	33	396	12
Hospitality & Food Service	31	359	12
Real Estate, Renting, Leasing	24	313	13
Finance & Insurance	27	125	5
Information	9	176	20
Scientific & Technology Services	35	257	7
Management of Companies	0	0	0
Health Care & Social Assistance	94	541	6
Educational Services	16	378	24
Public Administration & Sales	3	40	13
Arts, Entertainment, Recreation	6	27	5
Utilities & Waste Management	15	56	4
Construction	17	66	4
Manufacturing	4	14	4
Agriculture, Mining, Fishing	0	0	0
Other Services	43	180	4

Consumer Spending Report

Retail Building + Excess Land

3231 State Route 27, Franklin Park, NJ 08823

Building Type: **General Retail**
 Secondary: **Auto Dealership**
 GLA: **3,500 SF**
 Year Built: **1950**
 Total Available: **0 SF**
 % Leased: **100%**
 Rent/SF/Yr: **-**



2020 Annual Spending (\$000s)	2 Mile	3 Mile	5 Mile
Total Specified Consumer Spending	\$357,134	\$609,222	\$1,408,162
Total Apparel	\$21,425	\$36,625	\$83,785
Women's Apparel	8,926	15,208	34,941
Men's Apparel	4,662	7,960	18,374
Girl's Apparel	1,633	2,820	6,361
Boy's Apparel	1,074	1,851	4,164
Infant Apparel	855	1,480	3,194
Footwear	4,276	7,307	16,751
Total Entertainment & Hobbies	\$47,645	\$81,428	\$188,866
Entertainment	4,527	7,643	17,992
Audio & Visual Equipment/Service	12,546	21,590	48,408
Reading Materials	1,436	2,448	5,629
Pets, Toys, & Hobbies	7,525	12,879	29,729
Personal Items	21,611	36,868	87,108
Total Food and Alcohol	\$96,489	\$165,478	\$373,419
Food At Home	51,156	87,555	198,005
Food Away From Home	39,033	67,112	150,659
Alcoholic Beverages	6,300	10,810	24,754
Total Household	\$56,262	\$96,291	\$225,142
House Maintenance & Repair	9,083	15,529	37,143
Household Equip & Furnishings	22,100	38,016	87,342
Household Operations	17,581	30,015	70,177
Housing Costs	7,499	12,731	30,479

Consumer Spending Report

Retail Building + Excess Land

3231 State Route 27, Franklin Park, NJ 08823

2020 Annual Spending (000s)	2 Mile	3 Mile	5 Mile
Total Transportation/Maint.	\$90,006	\$152,239	\$355,280
Vehicle Purchases	36,403	60,562	146,812
Gasoline	26,278	44,936	101,448
Vehicle Expenses	3,619	6,180	14,913
Transportation	11,876	20,399	46,051
Automotive Repair & Maintenance	11,829	20,162	46,056
Total Health Care	\$16,529	\$28,131	\$66,274
Medical Services	9,922	16,900	39,788
Prescription Drugs	4,805	8,148	19,455
Medical Supplies	1,803	3,084	7,031
Total Education/Day Care	\$28,777	\$49,030	\$115,397
Education	18,286	31,126	73,162
Fees & Admissions	10,491	17,904	42,235