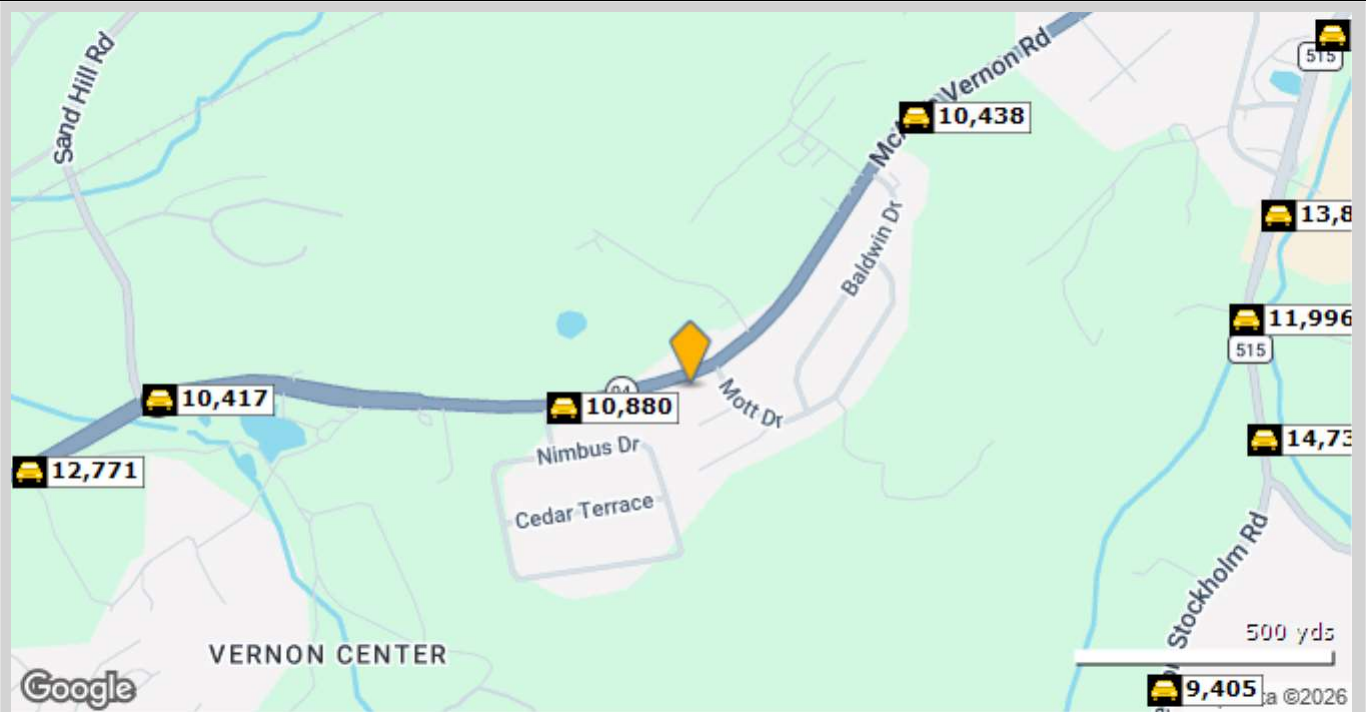


Traffic Count Report

SFR

224 Route 94, Vernon, NJ 07462

Building Type: **Specialty**
 Class: -
 RBA: **2,287 SF**
 Typical Floor: **624 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	McAfee - Vernon Road		0.00	2026	10,880	MPSI	.14
2	McAfee - Vernon Road		0.00	2026	10,438	MPSI	.40
3	NJ 94	Sand Hill Rd	0.03 SW	2026	10,417	MPSI	.59
4	CR 515	Alberta Dr	0.02 S	2026	11,996	MPSI	.63
5	Vernon Stockholm Rd	Eugene Parker Ln	0.02 N	2026	9,405	MPSI	.63
6	Co Rd 515	Breakneck Rd	0.04 S	2024	14,448	MPSI	.65
7	Co Rd 515	Breakneck Rd	0.04 S	2026	14,733	MPSI	.65
8	Co Rd 515	Guthrie Rd	0.13 N	2026	13,853	MPSI	.69
9	Mc Afee Vernon Rd	Sand Hill Rd	0.13 NE	2026	12,771	MPSI	.74
10	Co Rd 515	Guthrie Rd	0.08 SW	2024	13,329	MPSI	.82

Demographic Summary Report

SFR									
224 Route 94, Vernon, NJ 07462									
Building Type: Specialty		Total Available: 0 SF							
Class: -		% Leased: 100%							
RBA: 2,287 SF		Rent/SF/Yr: -							
Typical Floor: 624 SF									
Radius		2 Mile		5 Mile		10 Mile			
Population									
2030 Projection		7,904		30,700		103,571			
2025 Estimate		7,660		29,806		100,715			
2020 Census		6,972		27,392		93,718			
Growth 2025 - 2030		3.19%		3.00%		2.84%			
Growth 2020 - 2025		9.87%		8.81%		7.47%			
2025 Population by Hispanic Origin		1,113		3,892		13,180			
2025 Population		7,660		29,806		100,715			
White		6,213	81.11%	24,246	81.35%	81,728	81.15%		
Black		194	2.53%	682	2.29%	2,500	2.48%		
Am. Indian & Alaskan		21	0.27%	125	0.42%	355	0.35%		
Asian		68	0.89%	409	1.37%	1,660	1.65%		
Hawaiian & Pacific Island		0	0.00%	0	0.00%	10	0.01%		
Other		1,164	15.20%	4,344	14.57%	14,463	14.36%		
U.S. Armed Forces		0		0		4			
Households									
2030 Projection		3,408		12,149		40,646			
2025 Estimate		3,303		11,796		39,522			
2020 Census		2,997		10,821		36,727			
Growth 2025 - 2030		3.18%		2.99%		2.84%			
Growth 2020 - 2025		10.21%		9.01%		7.61%			
Owner Occupied		2,485	75.23%	10,005	84.82%	31,946	80.83%		
Renter Occupied		818	24.77%	1,791	15.18%	7,576	19.17%		
2025 Households by HH Income		3,303		11,798		39,522			
Income: <\$25,000		285	8.63%	737	6.25%	2,869	7.26%		
Income: \$25,000 - \$50,000		190	5.75%	910	7.71%	3,962	10.02%		
Income: \$50,000 - \$75,000		482	14.59%	1,540	13.05%	4,479	11.33%		
Income: \$75,000 - \$100,000		699	21.16%	1,854	15.71%	6,322	16.00%		
Income: \$100,000 - \$125,000		534	16.17%	1,517	12.86%	4,714	11.93%		
Income: \$125,000 - \$150,000		235	7.11%	1,321	11.20%	3,815	9.65%		
Income: \$150,000 - \$200,000		312	9.45%	1,678	14.22%	5,266	13.32%		
Income: \$200,000+		566	17.14%	2,241	18.99%	8,095	20.48%		
2025 Avg Household Income		\$128,979		\$139,587		\$139,502			
2025 Med Household Income		\$99,838		\$114,139		\$111,290			