



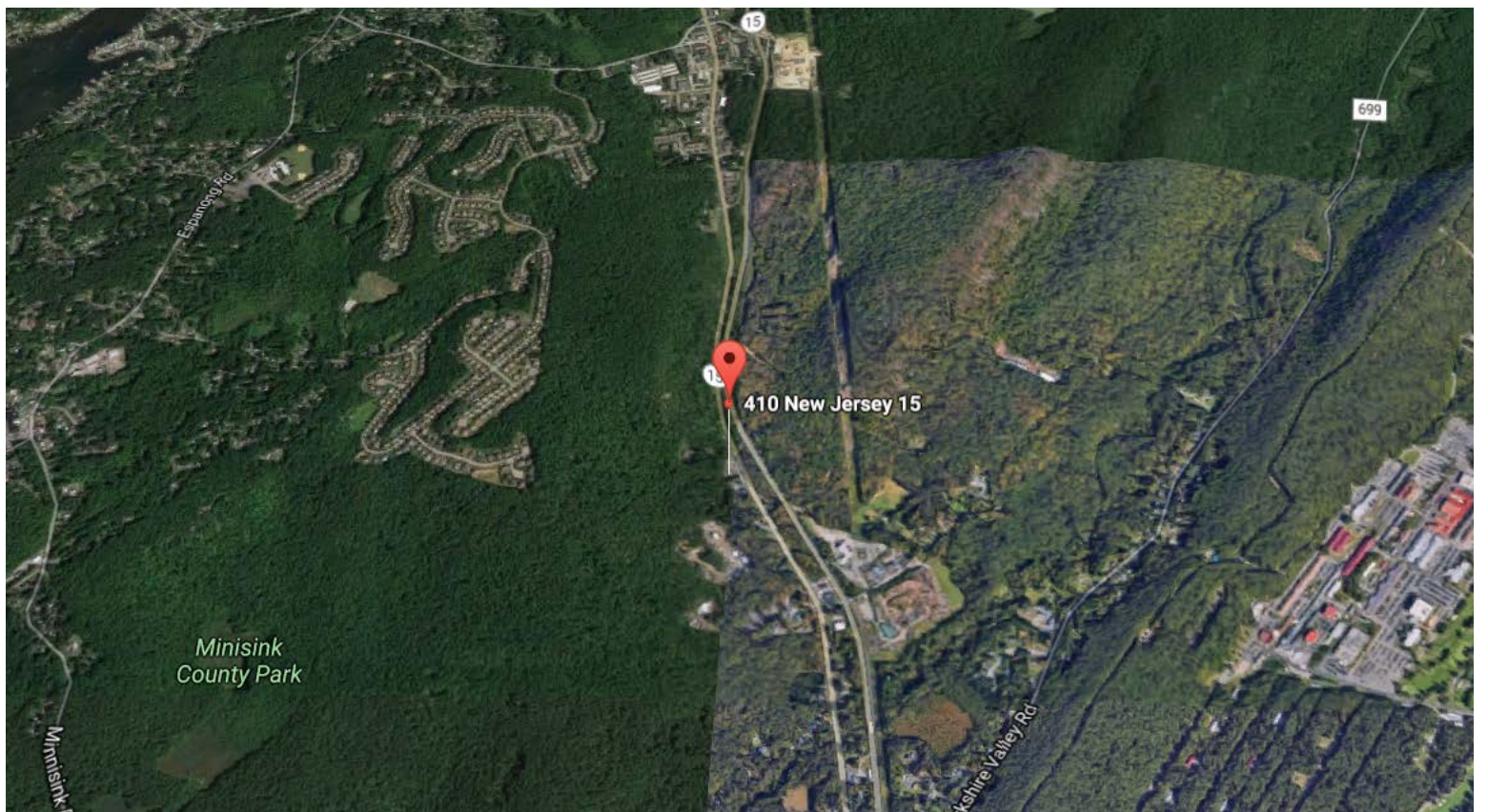
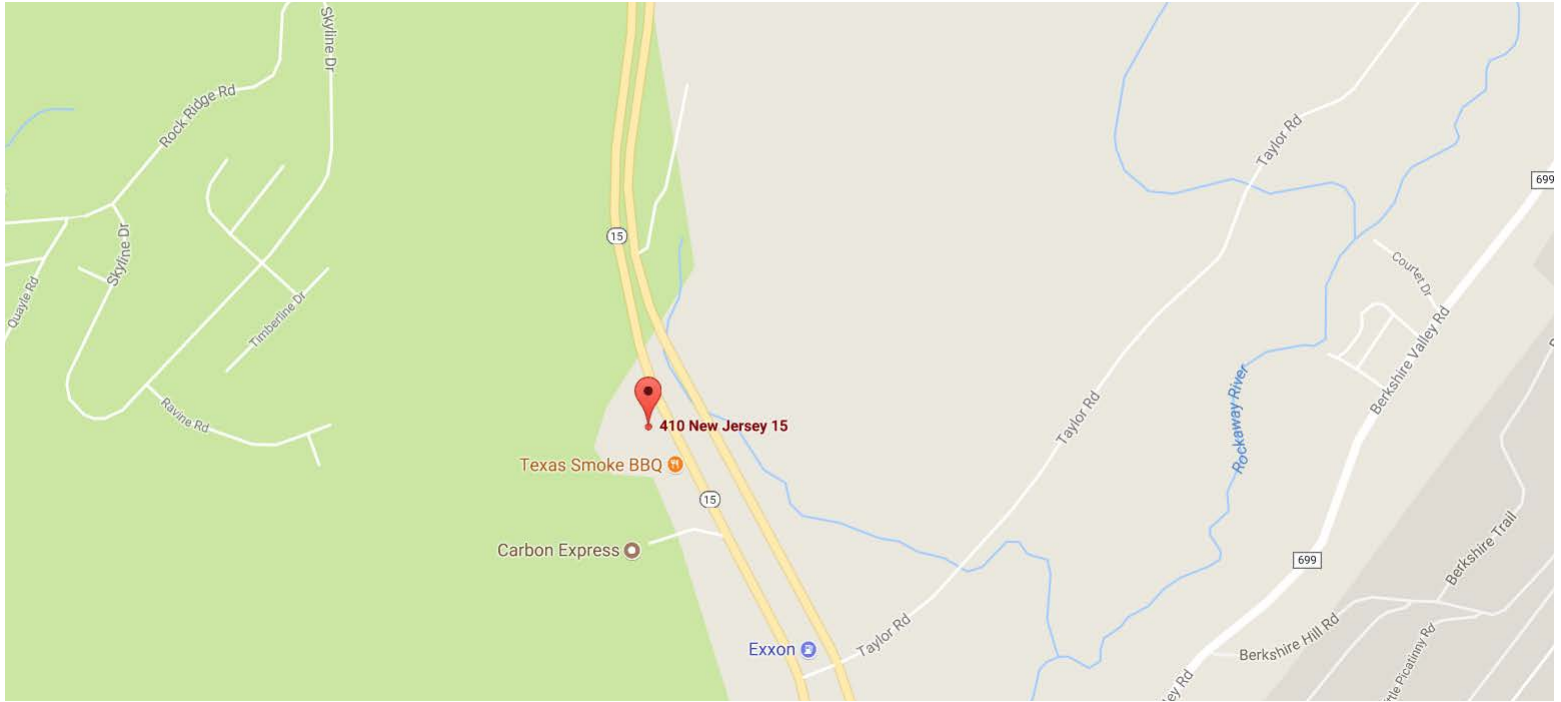
410 ROUTE 15 SOUTH, JEFFERSON, NJ

- **Available Space:** 4,000 SF
 - Single story building with finished basement
 - Formerly an office- converted to retail
- **Acreage:** .49 acres
- **Parking:** 15 spaces
- **Zoning:** C2 retail/office
- **Lease Rate:** \$15.00 PSF
- **Asking Price:** \$450,000



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LOCATION MAP



DEMOGRAPHICS

	1 mile	3 miles	5 miles
Population			
2000 Population	2,394	20,664	52,504
2010 Population	2,190	21,874	53,599
2017 Population	2,194	21,575	53,133
2022 Population	2,195	21,315	52,582
2000-2010 Annual Rate	-0.89%	0.57%	0.21%
2010-2017 Annual Rate	0.03%	-0.19%	-0.12%
2017-2022 Annual Rate	0.01%	-0.24%	-0.21%
2017 Male Population	50.1%	50.2%	49.3%
2017 Female Population	49.9%	49.8%	50.7%
2017 Median Age	44.4	42.5	43.0

In the identified area, the current year population is 53,133. In 2010, the Census count in the area was 53,599. The rate of change since 2010 was -0.12% annually. The five-year projection for the population in the area is 52,582 representing a change of -0.21% annually from 2017 to 2022. Currently, the population is 49.3% male and 50.7% female.

2010 Residential Population:	53,599	2017 Total Sales (\$000)	\$3,072,461
2017 Residential Population:	53,133	2017 Total Employees	15,941
2022 Residential Population:	52,582	Employee/Residential Population Ratio:	0.30:1
Annual Population Growth 2017 - 2022	-0.21%	Total Number of Businesses:	2,035

Households by Income	2017		2022	
	Number	Percent	Number	Percent
Household	869	100%	867	100%
<\$15,000	10	1.2%	9	1.0%
\$15,000-\$24,999	27	3.1%	24	2.8%
\$25,000-\$34,999	36	4.1%	31	3.6%
\$35,000-\$49,999	58	6.7%	50	5.8%
\$50,000-\$74,999	183	21.1%	152	17.5%
\$75,000-\$99,999	122	14.0%	114	13.1%
\$100,000-\$149,999	251	28.9%	270	31.1%
\$150,000-\$199,999	122	14.0%	144	16.6%
\$200,000+	59	6.8%	73	8.4%
Median Household Income	\$99,467		\$106,011	
Average Household Income	\$108,464		\$122,623	
Per Capita Income	\$42,414		\$47,840	

Data Note: Income is expressed in current dollars

Source: U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2016 and 2021. Esri converted Census 2000 data into 2010 geography.