



# Eagle Realty USA

Experience Counts!

## Budd Lake (Mt Olive Twp) (Morris County, NJ) 15 Route 46 **FOR SALE**



**SOLD!!**

- "Last Stop Before Route 80"
- +/- 1.12 Acres (Frontage +/- 345 Ft)
- Vacant Building: +/- 1,200 Sq Ft
- Located on Route 46

- Just before the exit for I-80 east and just off the exit for I-80 west
- Near ITC Crossings Shopping Center and The International Trade Zone Complex
- ITC Crossings Shopping Center Anchors Include: Wal-Mart, and Lowe's
- Zoned C-1

**Eagle Realty USA**  
 Licensed Real Estate Broker  
 3 Laurel Drive, Suite A  
 Flanders, NJ 07836  
 "We Close Deals...That's the Bottom Line"

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# FAR AERIAL

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# CLOSE AERIAL

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# SITE PHOTO

Budd Lake (Mt Olive Twp) (Morris County, NJ) 15 Route 46 **FOR SALE**



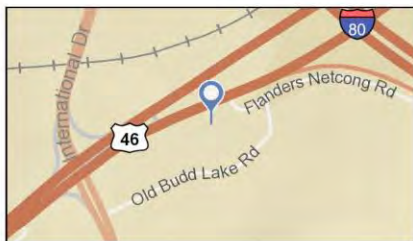
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# TRAFFIC COUNT MAP

## Budd Lake (Mt Olive Twp) (Morris County, NJ) 15 Route 46 **FOR SALE**



- Average Daily Traffic Volume**
- ▲ Up to 6,000 vehicles per day
  - ▲ 6,001 - 15,000
  - ▲ 15,001 - 30,000
  - ▲ 30,001 - 50,000
  - ▲ 50,001 - 100,000
  - ▲ More than 100,000 per day



Source: ©2011 MPSI (Market Planning Solutions Inc.) Systems Inc. d.b.a. DataMetrix®

July 01, 2013

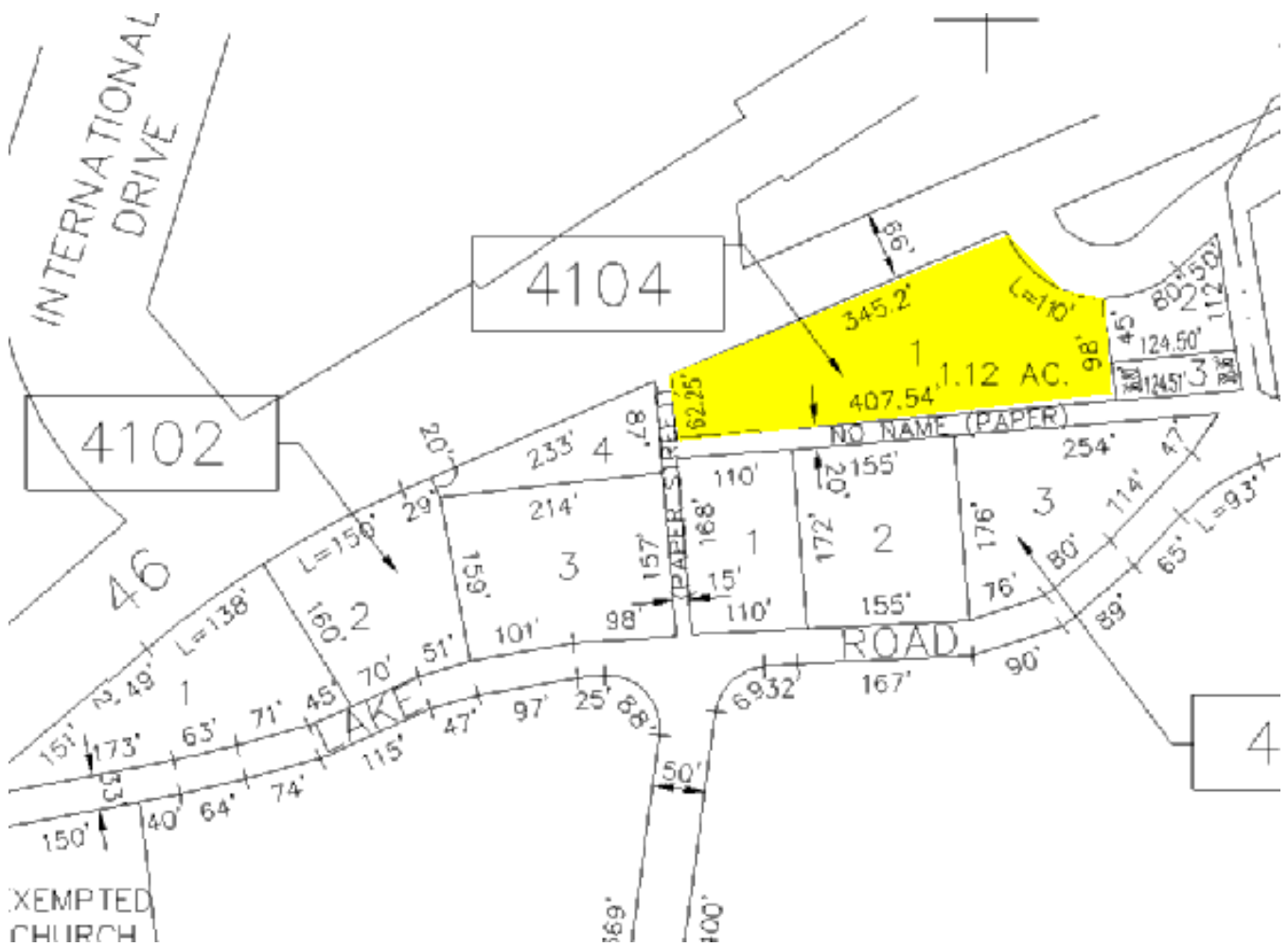
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# TAX MAP

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# DEMOGRAPHICS

## Budd Lake (Mt Olive Twp) (Morris County, NJ) 15 Route 46 **FOR SALE**

Ring: 1, 2, 3 Miles

	1 mile radius	2 miles radius	3 miles radius
<b>2010 Population</b>			
Total Population	4,320	14,167	29,460
Male Population	49.3%	48.8%	49.1%
Female Population	50.7%	51.2%	50.9%
Median Age	38.4	38.6	37.7
<b>2010 Income</b>			
Median HH Income	\$70,290	\$74,130	\$78,498
Per Capita Income	\$36,869	\$36,683	\$38,151
Average HH Income	\$89,412	\$93,676	\$101,002
<b>2010 Households</b>			
Total Households	2,045	5,792	11,227
Average Household Size	2.11	2.44	2.62
<b>2010 Housing</b>			
Owner Occupied Housing Units	47.6%	63.1%	61.8%
Renter Occupied Housing Units	48.9%	32.7%	34.3%
Vacant Housing Units	3.5%	4.1%	3.9%
<b>Population</b>			
1990 Population	4,505	13,391	25,783
2000 Population	4,153	13,525	28,008
2010 Population	4,320	14,167	29,460
2015 Population	4,334	14,155	29,574
1990-2000 Annual Rate	-0.81%	0.1%	0.83%
2000-2010 Annual Rate	0.39%	0.45%	0.49%
2010-2015 Annual Rate	0.06%	-0.02%	0.08%

In the identified market area, the current year population is 29,460. In 2000, the Census count in the market area was 28,008. The rate of change since 2000 was 0.49 percent annually. The five-year projection for the population in the market area is 29,574, representing a change of 0.08 percent annually from 2010 to 2015. Currently, the population is 49.1 percent male and 50.9 percent female.

	1 mile radius	2 miles radius	3 miles radius
<b>Households</b>			
1990 Households	2,072	5,320	9,675
2000 Households	1,959	5,518	10,676
2010 Households	2,045	5,792	11,227
2015 Households	2,054	5,793	11,265
1990-2000 Annual Rate	-0.56%	0.37%	0.99%
2000-2010 Annual Rate	0.42%	0.47%	0.49%
2010-2015 Annual Rate	0.09%	0%	0.07%

The household count in this market area has changed from 10,676 in 2000 to 11,227 in the current year, a change of 0.49 percent annually. The five-year projection of households is 11,265, a change of 0.07 percent annually from the current year total. Average household size is currently 2.62, compared to 2.62 in the year 2000. The number of families in the current year is 7,895 in the market area.

### Housing

Currently, 61.8 percent of the 11,685 housing units in the market area are owner occupied; 34.3 percent, renter occupied; and 3.9 percent are vacant. In 2000, there were 10,958 housing units - 60.4 percent owner occupied, 36.6 percent renter occupied and 3.0 percent vacant. The rate of change in housing units since 2000 is 0.63 percent. Median home value in the market area is \$295,513, compared to a median home value of \$157,913 for the U.S. In five years, median home value is projected to change by 5.23 percent annually to \$381,366. From 2000 to the current year, median home value changed by 5.62 percent annually.

Source: U.S. Bureau of the Census, 2000 Census of Population and Housing, ESRI forecasts for 2010 and 2015. ESRI converted 1990 Census data into 2000 geography.

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# DEMOGRAPHICS

## Budd Lake (Mt Olive Twp) (Morris County, NJ) 15 Route 46 **FOR SALE**

	1 mile radius	2 miles radius	3 miles radius
<b>Median Household Income</b>			
1990 Median HH Income	\$40,293	\$43,232	\$44,929
2000 Median HH Income	\$58,349	\$60,303	\$63,620
2010 Median HH Income	\$70,290	\$74,130	\$78,498
2015 Median HH Income	\$82,708	\$89,965	\$96,651
1990-2000 Annual Rate	3.77%	3.38%	3.54%
2000-2010 Annual Rate	1.83%	2.03%	2.07%
2010-2015 Annual Rate	3.31%	3.95%	4.25%
<b>Per Capita Income</b>			
1990 Per Capita Income	\$17,949	\$18,887	\$19,117
2000 Per Capita Income	\$26,873	\$26,100	\$27,763
2010 Per Capita Income	\$36,869	\$36,683	\$38,151
2015 Per Capita Income	\$42,030	\$41,473	\$43,006
1990-2000 Annual Rate	4.12%	3.29%	3.8%
2000-2010 Annual Rate	3.13%	3.38%	3.15%
2010-2015 Annual Rate	2.65%	2.48%	2.42%
<b>Average Household Income</b>			
1990 Average Household Income	\$43,906	\$47,972	\$50,948
2000 Average Household Income	\$67,075	\$68,048	\$73,835
2010 Average HH Income	\$89,412	\$93,676	\$101,002
2015 Average HH Income	\$102,141	\$105,905	\$113,966
1990-2000 Annual Rate	4.33%	3.56%	3.78%
2000-2010 Annual Rate	2.84%	3.17%	3.1%
2010-2015 Annual Rate	2.7%	2.48%	2.44%

### Households by Income

Current median household income is \$78,498 in the market area, compared to \$54,442 for all U.S. households. Median household income is projected to be \$96,651 in five years. In 2000, median household income was \$63,620, compared to \$44,929 in 1990.

Current average household income is \$101,002 in this market area, compared to \$70,173 for all U.S. households. Average household income is projected to be \$113,966 in five years. In 2000, average household income was \$73,835, compared to \$50,948 in 1990.

Current per capita income is \$38,151 in the market area, compared to the U.S. per capita income of \$26,739. The per capita income is projected to be \$43,006 in five years. In 2000, the per capita income was \$27,763, compared to \$19,117 in 1990.

### Population by Employment

Total Businesses	376	848	1,242
Total Employees	3,947	7,060	9,786

Currently, 91.2 percent of the civilian labor force in the identified market area is employed and 8.8 percent are unemployed. In comparison, 89.2 percent of the U.S. civilian labor force is employed, and 10.8 percent are unemployed. In five years the rate of employment in the market area will be 92.8 percent of the civilian labor force, and unemployment will be 7.2 percent. The percentage of the U.S. civilian labor force that will be employed in five years is 91.2 percent, and 8.8 percent will be unemployed. In 2000, 75.8 percent of the population aged 16 years or older in the market area participated in the labor force, and 0.2 percent were in the Armed Forces.

In the current year, the occupational distribution of the employed population is:

- 70.8 percent in white collar jobs (compared to 61.6 percent of U.S. employment)
- 13.0 percent in service jobs (compared to 17.3 percent of U.S. employment)
- 16.2 percent in blue collar jobs (compared to 21.1 percent of U.S. employment)

In 2000, 84.7 percent of the market area population drove alone to work, and 2.7 percent worked at home. The average travel time to work in 2000 was 34.7 minutes in the market area, compared to the U.S. average of 25.5 minutes.

### Population by Education

In 2010, the educational attainment of the population aged 25 years or older in the market area was distributed as follows:

- 6.5 percent had not earned a high school diploma (14.8 percent in the U.S.)
- 30.3 percent were high school graduates only (29.6 percent in the U.S.)
- 7.9 percent had completed an Associate degree (7.7 percent in the U.S.)
- 25.3 percent had a Bachelor's degree (17.7 percent in the U.S.)
- 11.0 percent had earned a Master's/Professional/Doctorate Degree (10.4 percent in the U.S.)