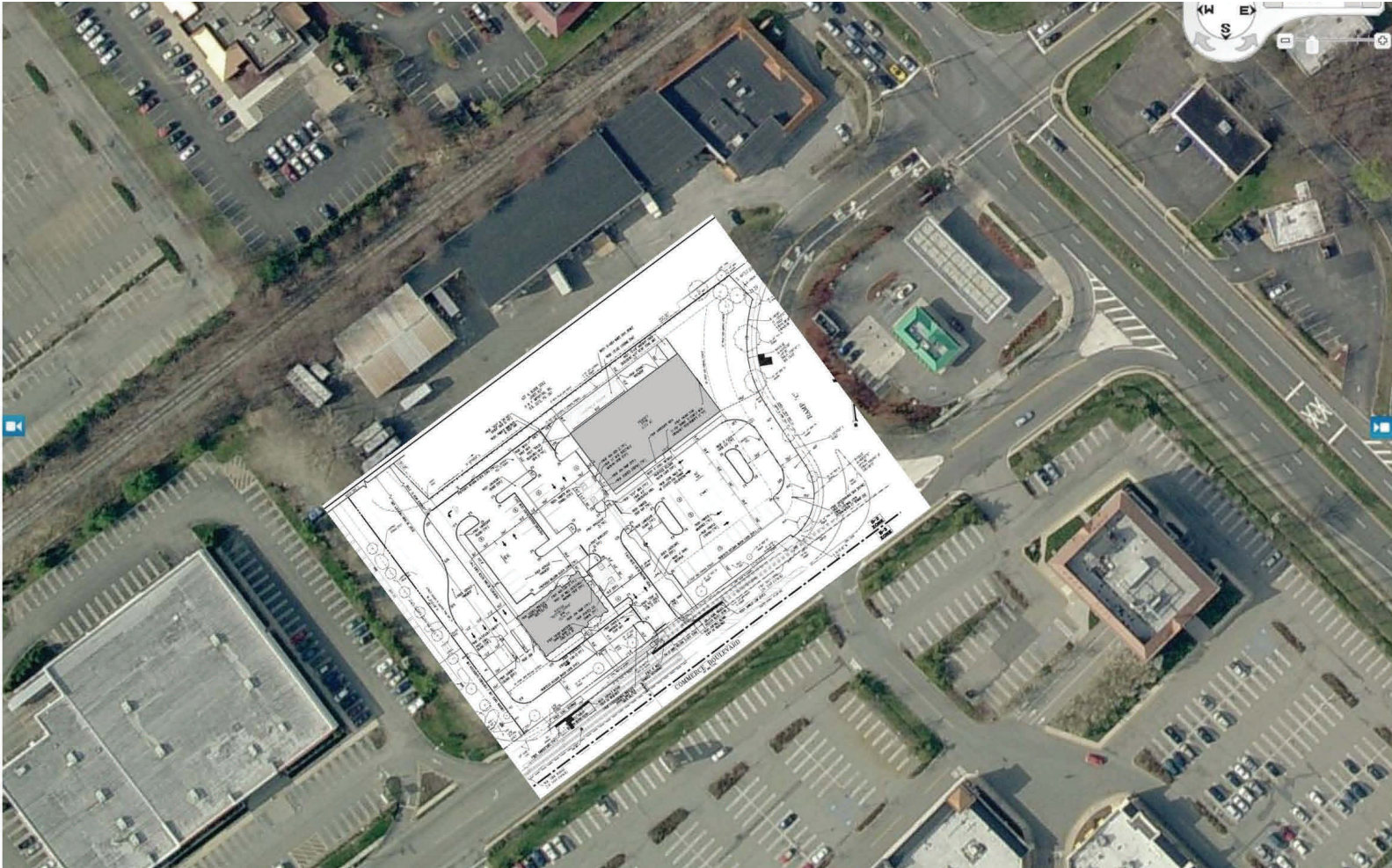




Eagle Realty USA

FOR LEASE

2 Commerce Blvd. Roxbury Twp. Morris County, NJ



- Located at the intersection of Route 10 & Commerce Blvd. in between two major retail shopping centers
- #1: Investors Bank Now Open
- #2: +/- 8,400 Sq Ft Proposed (to be constructed)

Eagle Realty USA
Licensed Real Estate Broker
 410 Route 10 West
 Ledgewood, NJ 07852
 Tel: (973) 598-1500
 Fax: (973) 927-9974



<i>Demographics</i>	<i>1 Mile</i>	<i>3 Mile</i>	<i>5 Mile</i>
<i>Total Population:</i>	5,113	35,910	106,341
<i>Total Households:</i>	2,048	13,280	38,114
<i>Average Household Income:</i>	\$123,812	\$121,577	\$114,856
2010 Esri			

For More Information Please Contact:
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AERIAL

2 Commerce Blvd., Roxbury Twp., NJ Latitude: 40.872644 Longitude: -74.64891



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DEMOGRAPHICS

2 Commerce Blvd., Roxbury Twp., NJ Latitude: 40.872644 Longitude: -74.64891



	1 mile radius	3 miles radius	5 miles radius
2010 Population			
Total Population	5,113	35,910	106,341
Male Population	48.2%	48.9%	49.2%
Female Population	51.8%	51.1%	50.8%
Median Age	42.0	40.3	39.0
2010 Income			
Median HH Income	\$104,230	\$97,253	\$89,196
Per Capita Income	\$44,070	\$44,509	\$41,212
Average HH Income	\$123,812	\$121,577	\$114,856
2010 Households			
Total Households	2,048	13,280	38,114
Average Household Size	2.46	2.69	2.77
2010 Housing			
Owner Occupied Housing Units	83.0%	74.0%	69.2%
Renter Occupied Housing Units	14.0%	21.6%	26.4%
Vacant Housing Units	3.0%	4.4%	4.4%
Population			
1990 Population	4,372	28,455	88,832
2000 Population	5,125	33,922	101,556
2010 Population	5,113	35,910	106,341
2015 Population	5,139	36,258	106,808
1990-2000 Annual Rate	1.6%	1.77%	1.35%
2000-2010 Annual Rate	-0.02%	0.56%	0.45%
2010-2015 Annual Rate	0.1%	0.19%	0.09%

In the identified market area, the current year population is 106,341. In 2000, the Census count in the market area was 101,556. The rate of change since 2000 was 0.45 percent annually. The five-year projection for the population in the market area is 106,808, representing a change of 0.09 percent annually from 2010 to 2015. Currently, the population is 49.2 percent male and 50.8 percent female.

Households			
1990 Households	1,527	9,760	31,328
2000 Households	2,031	12,517	36,406
2010 Households	2,048	13,280	38,114
2015 Households	2,065	13,406	38,275
1990-2000 Annual Rate	2.89%	2.52%	1.51%
2000-2010 Annual Rate	0.08%	0.58%	0.45%
2010-2015 Annual Rate	0.17%	0.19%	0.08%

The household count in this market area has changed from 36,406 in 2000 to 38,114 in the current year, a change of 0.45 percent annually. The five-year projection of households is 38,275, a change of 0.08 percent annually from the current year total. Average household size is currently 2.77, compared to 2.77 in the year 2000. The number of families in the current year is 27,794 in the market area.

Housing

Currently, 69.2 percent of the 39,857 housing units in the market area are owner occupied; 26.4 percent, renter occupied; and 4.4 percent are vacant. In 2000, there were 37,502 housing units - 70.3 percent owner occupied, 26.8 percent renter occupied and 3.0 percent vacant. The rate of change in housing units since 2000 is 0.6 percent. Median home value in the market area is \$320,027, compared to a median home value of \$157,913 for the U.S. In five years, median home value is projected to change by 4.77 percent annually to \$403,918. From 2000 to the current year, median home value changed by 5.61 percent annually.

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DEMOGRAPHICS



2 Commerce Blvd., Roxbury Twp., NJ Latitude: 40.872644 Longitude: -74.64891

	1 mile radius	3 miles radius	5 miles radius
Median Household Income			
1990 Median HH Income	\$59,965	\$53,627	\$49,601
2000 Median HH Income	\$75,053	\$71,946	\$68,309
2010 Median HH Income	\$104,230	\$97,253	\$89,196
2015 Median HH Income	\$118,138	\$112,064	\$107,215
1990-2000 Annual Rate	2.27%	2.98%	3.25%
2000-2010 Annual Rate	3.26%	2.98%	2.64%
2010-2015 Annual Rate	2.54%	2.88%	3.75%
Per Capita Income			
1990 Per Capita Income	\$20,345	\$20,810	\$20,286
2000 Per Capita Income	\$31,544	\$32,044	\$30,070
2010 Per Capita Income	\$44,070	\$44,509	\$41,212
2015 Per Capita Income	\$51,448	\$51,243	\$47,074
1990-2000 Annual Rate	4.48%	4.41%	4.01%
2000-2010 Annual Rate	3.32%	3.26%	3.12%
2010-2015 Annual Rate	3.14%	2.86%	2.7%
Average Household Income			
1990 Average Household Income	\$63,934	\$61,393	\$57,209
2000 Average Household Income	\$88,976	\$87,173	\$83,526
2010 Average HH Income	\$123,812	\$121,577	\$114,856
2015 Average HH Income	\$144,479	\$140,074	\$131,235
1990-2000 Annual Rate	3.36%	3.57%	3.86%
2000-2010 Annual Rate	3.28%	3.3%	3.16%
2010-2015 Annual Rate	3.14%	2.87%	2.7%

Households by income

Current median household income is \$89,196 in the market area, compared to \$54,442 for all U.S. households. Median household income is projected to be \$107,215 in five years. In 2000, median household income was \$68,309, compared to \$49,601 in 1990.

Current average household income is \$114,856 in this market area, compared to \$70,173 for all U.S. households. Average household income is projected to be \$131,235 in five years. In 2000, average household income was \$83,526, compared to \$57,209 in 1990.

Current per capita income is \$41,212 in the market area, compared to the U.S. per capita income of \$26,739. The per capita income is projected to be \$47,074 in five years. In 2000, the per capita income was \$30,070, compared to \$20,286 in 1990.

Population by Employment

Total Businesses	548	1,847	4,699
Total Employees	4,459	14,728	37,831

Currently, 91.0 percent of the civilian labor force in the identified market area is employed and 9.0 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 92.6 percent of the civilian labor force, and unemployment will be 7.4 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, 72.0 percent of the population aged 16 years or older in the market area participated in the labor force, and 0.1 percent were in the Armed Forces.

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

- 70.1 percent in white collar jobs (compared to 61.6 percent of U.S. employment)
- 13.6 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, 82.2 percent of the market area population drove alone to work, and 3.1 percent worked at home. The average travel time to work in 2000 was 32.4 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:

- 8.5 percent had not earned a high school diploma (14.8 percent in the U.S.)
- 28.4 percent were high school graduates only (29.6 percent in the U.S.)
- 7.5 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.)
- 12.8 percent had earned a Master's/Professional/Doctorate Degree (10.4 percent in the U.S.)

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