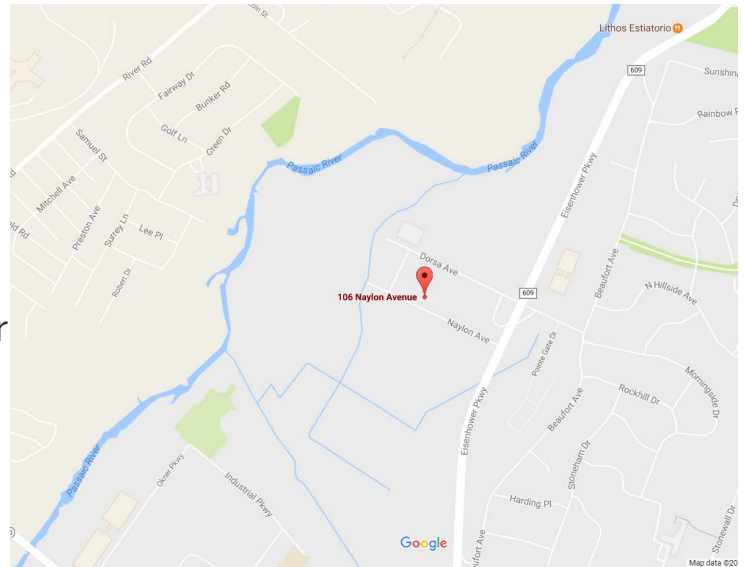




106 NAYLON AVENUE LIVINGSTON, NJ 07039

- 3,192 SF
- Zoned for Professional Office, Research Lab, Indoor Training Facility, Studios for Dance, Music, Art, Photography, Martial Arts, & Other Uses.
- Four Private Offices With Windows
- Open Bull Pen Area With Skylight • Administrative Office
- Two Private Restrooms
- Parking for Six Vehicles & Street Parking
- Access 24/7
- Easily Accessible to Route 280 & Eisenhower Parkway
- Lease Rate: \$14.45 Modified Gross



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ADDITIONAL PHOTOS



DEMOGRAPHICS

	1 mile	3 miles	5 miles
Population			
2000 Population	3,942	44,865	137,491
2010 Population	4,204	47,481	144,565
2016 Population	4,218	47,792	146,985
2021 Population	4,257	48,410	149,748
2000-2010 Annual Rate	0.65%	0.57%	0.50%
2010-2016 Annual Rate	0.05%	0.10%	0.27%
2016-2021 Annual Rate	0.18%	0.26%	0.37%
2016 Male Population	47.8%	48.4%	48.1%
2016 Female Population	52.2%	51.6%	51.9%
2016 Median Age	47.8	46.0	44.2

In the identified area, the current year population is 146,985. In 2010, the Census count in the area was 144,565. The rate of change since 2010 was 0.27% annually. The five-year projection for the population in the area is 149,748 representing a change of 0.37% annually from 2016 to 2021. Currently, the population is 48.1% male and 51.9% female.

Median Age

The median age in this area is 47.8, compared to U.S. median age of 38.0.

Race and Ethnicity

2016 White Alone	82.6%	77.3%	74.9%
2016 Black Alone	1.2%	1.8%	4.9%
2016 American Indian/Alaska Native Alone	0.1%	0.1%	0.1%
2016 Asian Alone	13.7%	18.2%	16.3%
2016 Pacific Islander Alone	0.0%	0.0%	0.0%
2016 Other Race	0.9%	1.0%	1.6%
2016 Two or More Races	1.5%	1.6%	2.1%
2016 Hispanic Origin (Any Race)	5.2%	5.7%	7.4%

Persons of Hispanic origin represent 7.4% of the population in the identified area compared to 17.9% of the U.S. population. Persons of Hispanic Origin may be of any race. The Diversity Index, which measures the probability that two people from the same area will be from different race/ethnic groups, is 49.1 in the identified area, compared to 63.5 for the U.S. as a whole.

Households

2000 Households	1,321	15,645	50,771
2010 Households	1,483	16,857	53,331
2016 Total Households	1,487	16,965	54,106
2021 Total Households	1,499	17,180	55,079
2000-2010 Annual Rate	1.16%	0.75%	0.49%
2010-2016 Annual Rate	0.04%	0.10%	0.23%
2016-2021 Annual Rate	0.16%	0.25%	0.36%
2016 Average Household Size	2.84	2.80	2.66

The household count in this area has changed from 53,331 in 2010 to 54,106 in the current year, a change of 0.23% annually. The five-year projection of households is 55,079, a change of 0.36% annually from the current year total. Average household size is currently 2.66, compared to 2.66 in the year 2010. The number of families in the current year is 39,778 in the specified area.

DEMOGRAPHICS

	1 mile	3 miles	5 miles
Median Household Income			
2016 Median Household Income	\$134,818	\$122,771	\$113,749
2021 Median Household Income	\$150,553	\$134,737	\$124,191
2016-2021 Annual Rate	2.23%	1.88%	1.77%
Average Household Income			
2016 Average Household Income	\$184,375	\$173,362	\$158,542
2021 Average Household Income	\$201,182	\$189,371	\$172,668
2016-2021 Annual Rate	1.76%	1.78%	1.72%
Per Capita Income			
2016 Per Capita Income	\$65,426	\$61,647	\$58,730
2021 Per Capita Income	\$71,291	\$67,299	\$63,841
2016-2021 Annual Rate	1.73%	1.77%	1.68%

Households by Income

Current median household income is \$113,749 in the area, compared to \$54,149 for all U.S. households. Median household income is projected to be \$124,191 in five years, compared to \$59,476 for all U.S. households

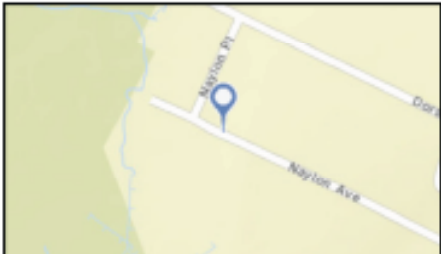
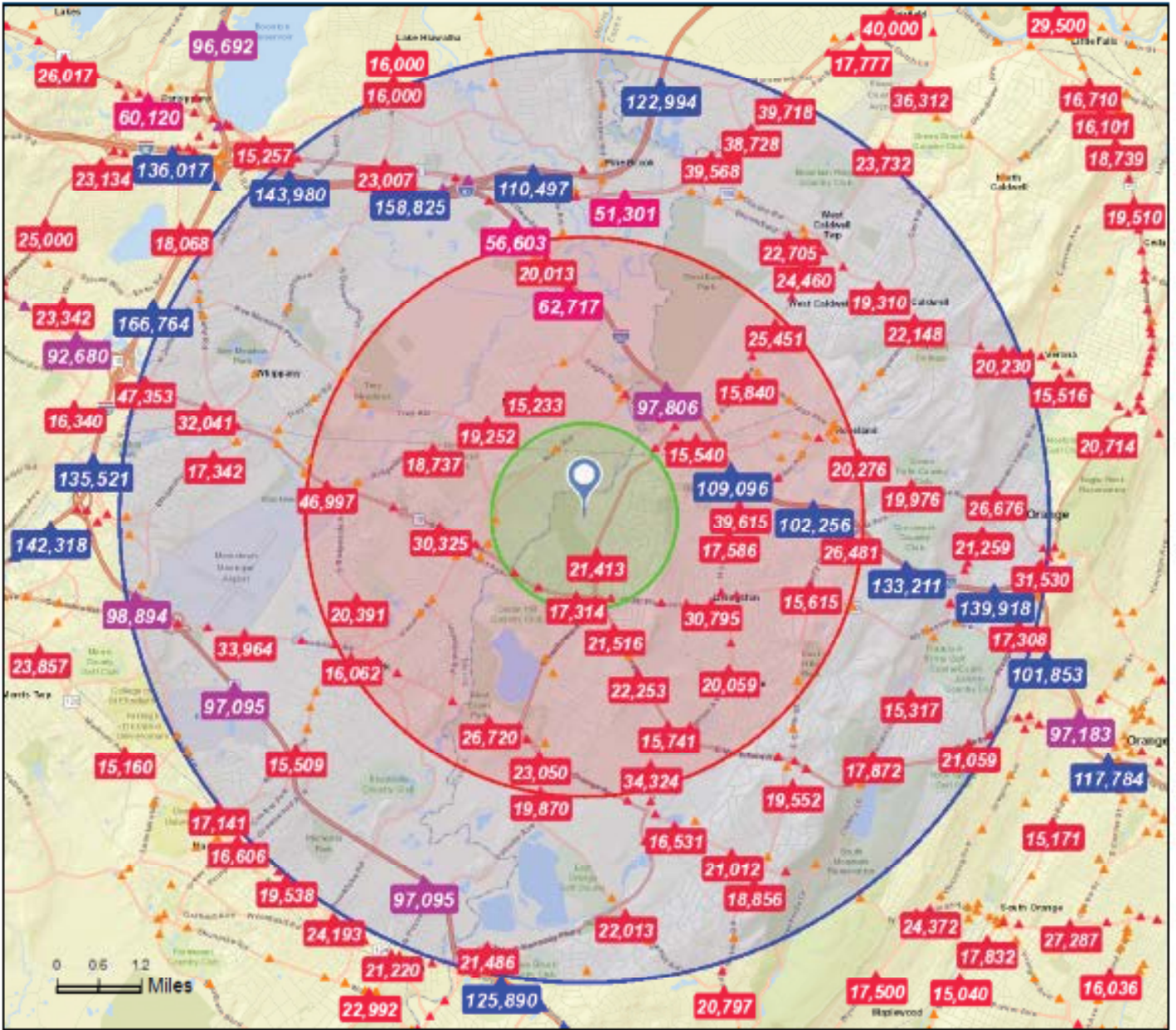
Current average household income is \$158,542 in this area, compared to \$77,008 for all U.S. households. Average household income is projected to be \$172,668 in five years, compared to \$84,021 for all U.S. households

Current per capita income is \$58,730 in the area, compared to the U.S. per capita income of \$29,472. The per capita income is projected to be \$63,841 in five years, compared to \$32,025 for all U.S. households

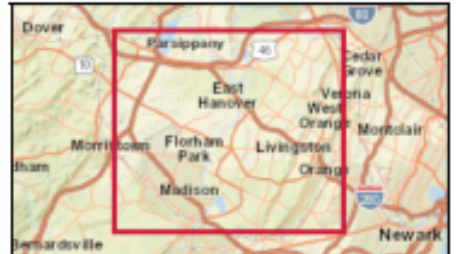
Housing			
2000 Total Housing Units	1,343	15,889	51,721
2000 Owner Occupied Housing Units	1,251	14,360	40,729
2000 Renter Occupied Housing Units	69	1,285	10,042
2000 Vacant Housing Units	23	244	950
2010 Total Housing Units	1,547	17,316	55,385
2010 Owner Occupied Housing Units	1,408	15,019	41,797
2010 Renter Occupied Housing Units	75	1,838	11,534
2010 Vacant Housing Units	64	459	2,054
2016 Total Housing Units	1,553	17,534	56,478
2016 Owner Occupied Housing Units	1,399	14,821	41,289
2016 Renter Occupied Housing Units	88	2,143	12,817
2016 Vacant Housing Units	66	569	2,372
2021 Total Housing Units	1,568	17,792	57,645
2021 Owner Occupied Housing Units	1,410	14,974	41,942
2021 Renter Occupied Housing Units	89	2,206	13,137
2021 Vacant Housing Units	69	612	2,566

Currently, 73.1% of the 56,478 housing units in the area are owner occupied; 22.7%, renter occupied; and 4.2% are vacant. Currently, in the U.S., 55.4% of the housing units in the area are owner occupied; 32.9% are renter occupied; and 11.7% are vacant. In 2010, there were 55,385 housing units in the area - 75.5% owner occupied, 20.8% renter occupied, and 3.7% vacant. The annual rate of change in housing units since 2010 is 0.87%. Median home value in the area is \$545,353, compared to a median home value of \$198,891 for the U.S. In five years, median value is projected to change by 0.18% annually to \$550,242.

TRAFFIC COUNT



- 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: 2015 National Technology