



389 Dover Chester Road

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Ironia NJ 07869

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389 Dover Chester Road

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636 Morris Turnpike
Short Hills, NJ 07078

OFFERING SUMMARY

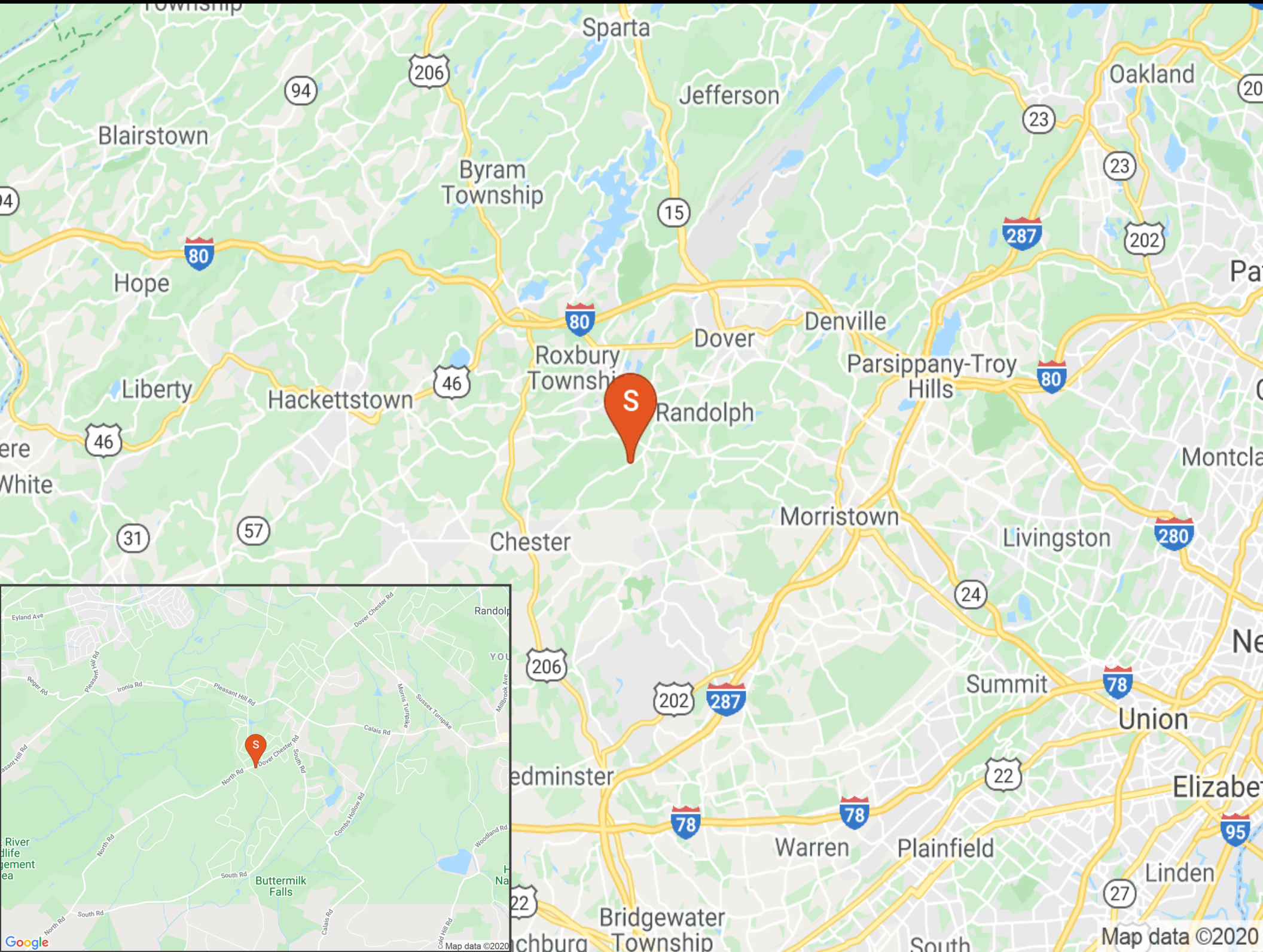
ADDRESS	389 Dover Chester Rd Ironia NJ 07869
COUNTY	Morris
APN	32-00035-0000-00004
OWNERSHIP TYPE	Fee Simple

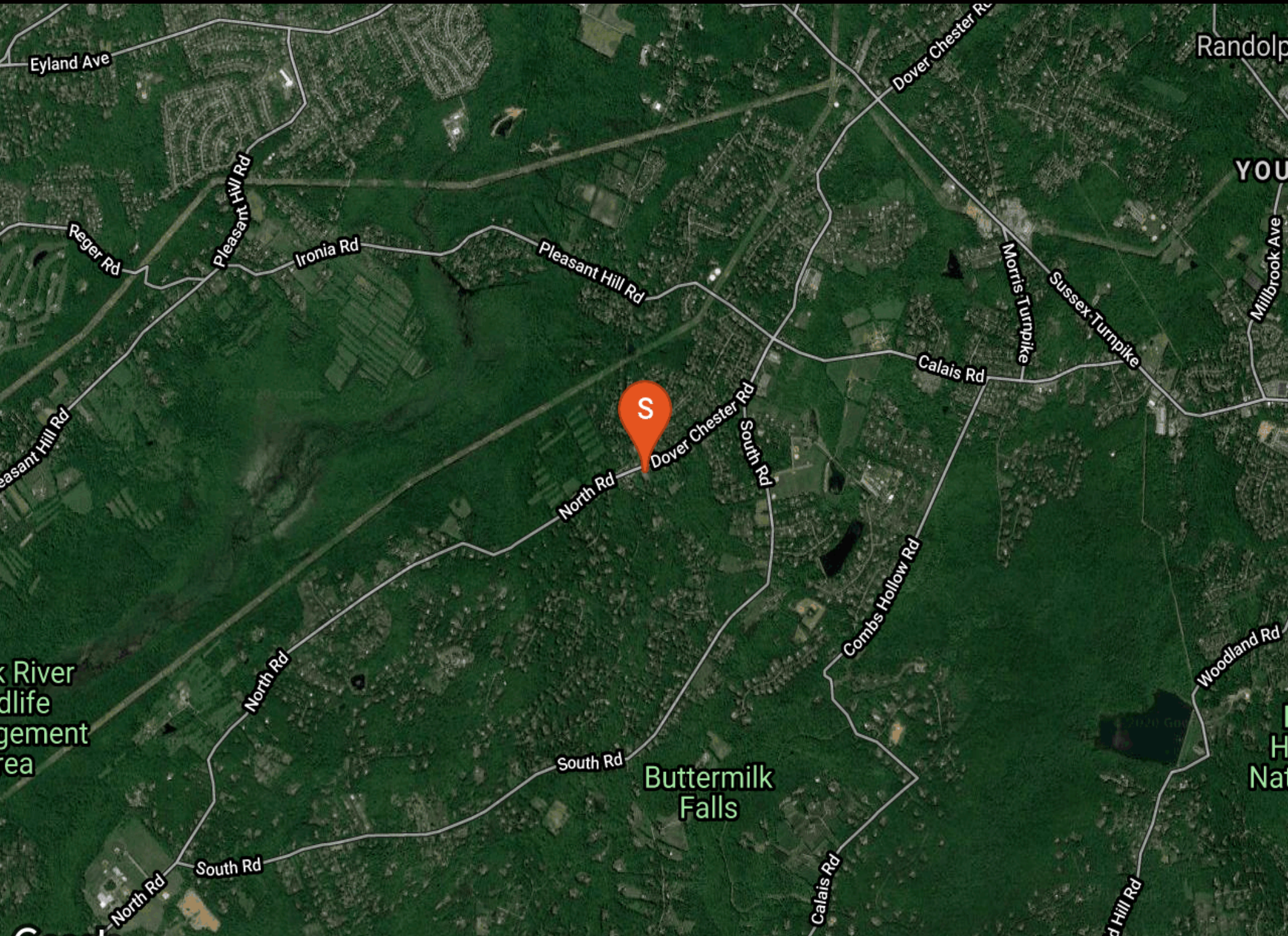
FINANCIAL SUMMARY

OFFERING PRICE	\$1,700,000
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DEMOGRAPHICS

	1 MILE	3 MILE	5 MILE
2019 Population	2,393	20,541	72,517
2019 Median HH Income	\$173,826	\$160,151	\$129,557
2019 Average HH Income	\$237,951	\$206,223	\$179,245







Front Elevation



Rear Elevation



Front Aerial



Rear Parking Field

POPULATION	1 MILE	3 MILE	5 MILE
2000 Population	2,404	20,202	69,513
2010 Population	2,461	20,293	71,448
2019 Population	2,393	20,541	72,517
2024 Population	2,366	20,630	72,886
2019 African American	54	423	2,165
2019 American Indian	2	12	108
2019 Asian	204	1,525	6,119
2019 Hispanic	188	1,626	9,282
2019 Other Race	30	295	2,021
2019 White	2,045	17,839	60,292
2019 Multiracial	59	447	1,799
2019-2024: Population: Growth Rate	-1.15 %	0.45 %	0.50 %

2019 HOUSEHOLD INCOME	1 MILE	3 MILE	5 MILE
less than \$15,000	56	240	1,056
\$15,000-\$24,999	14	115	850
\$25,000-\$34,999	16	150	772
\$35,000-\$49,999	26	275	1,470
\$50,000-\$74,999	47	508	2,536
\$75,000-\$99,999	45	619	3,006
\$100,000-\$149,999	99	1,192	4,705
\$150,000-\$199,999	155	1,270	3,642
\$200,000 or greater	322	2,502	7,722
Median HH Income	\$173,826	\$160,151	\$129,557
Average HH Income	\$237,951	\$206,223	\$179,245

HOUSEHOLDS	1 MILE	3 MILE	5 MILE
2000 Total Housing	776	6,696	24,917
2010 Total Households	800	6,772	25,382
2019 Total Households	781	6,872	25,758
2024 Total Households	774	6,905	25,882
2019 Average Household Size	3.06	2.98	2.80
2000 Owner Occupied Housing	658	5,938	19,468
2000 Renter Occupied Housing	111	597	4,928
2019 Owner Occupied Housing	663	6,122	19,847
2019 Renter Occupied Housing	118	750	5,911
2019 Vacant Housing	40	227	1,117
2019 Total Housing	821	7,099	26,875
2024 Owner Occupied Housing	661	6,176	20,069
2024 Renter Occupied Housing	113	729	5,812
2024 Vacant Housing	51	264	1,276
2024 Total Housing	825	7,169	27,158
2019-2024: Households: Growth Rate	-0.90 %	0.50 %	0.50 %

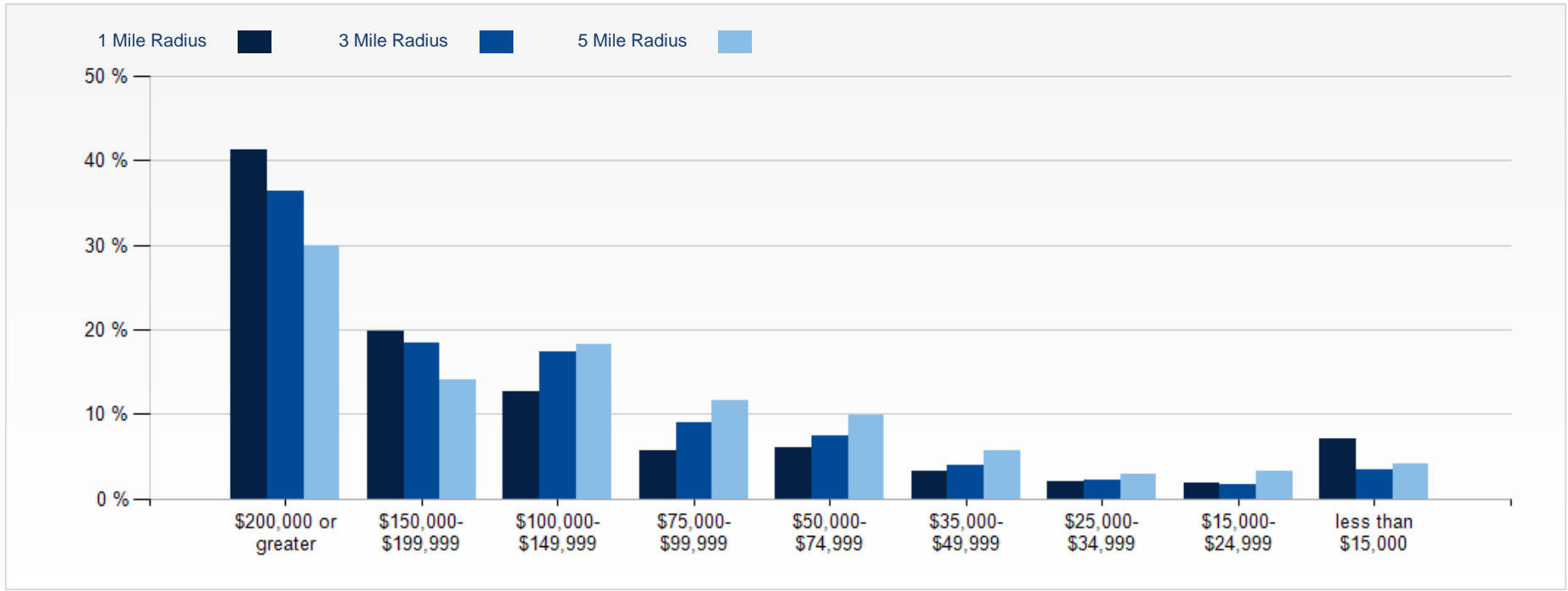
2019 POPULATION BY AGE	1 MILE	3 MILE	5 MILE
2019 Population Age 30-34	67	826	3,495
2019 Population Age 35-39	89	1,045	4,284
2019 Population Age 40-44	151	1,257	4,585
2019 Population Age 45-49	212	1,662	5,410
2019 Population Age 50-54	235	1,771	6,006
2019 Population Age 55-59	232	1,945	6,278
2019 Population Age 60-64	174	1,593	5,299
2019 Population Age 65-69	136	1,159	4,029
2019 Population Age 70-74	94	892	3,148
2019 Population Age 75-79	53	559	1,991
2019 Population Age 80-84	37	353	1,270
2019 Population Age 85+	37	328	1,358
2019 Population Age 18+	1,760	15,478	55,435
2019 Median Age	45	45	43

2019 INCOME BY AGE	1 MILE	3 MILE	5 MILE
Median Household Income 25-34	\$150,000	\$121,448	\$101,440
Average Household Income 25-34	\$180,823	\$152,426	\$129,730
Median Household Income 35-44	\$183,568	\$173,309	\$151,318
Average Household Income 35-44	\$256,670	\$219,438	\$183,609
Median Household Income 45-54	\$200,001	\$200,001	\$188,511
Average Household Income 45-54	\$318,249	\$269,995	\$238,654
Median Household Income 55-64	\$200,001	\$183,736	\$162,472
Average Household Income 55-64	\$278,196	\$235,100	\$211,429
Median Household Income 65-74	\$95,652	\$104,597	\$95,678
Average Household Income 65-74	\$148,918	\$145,420	\$136,872
Average Household Income 75+	\$72,809	\$92,440	\$84,050

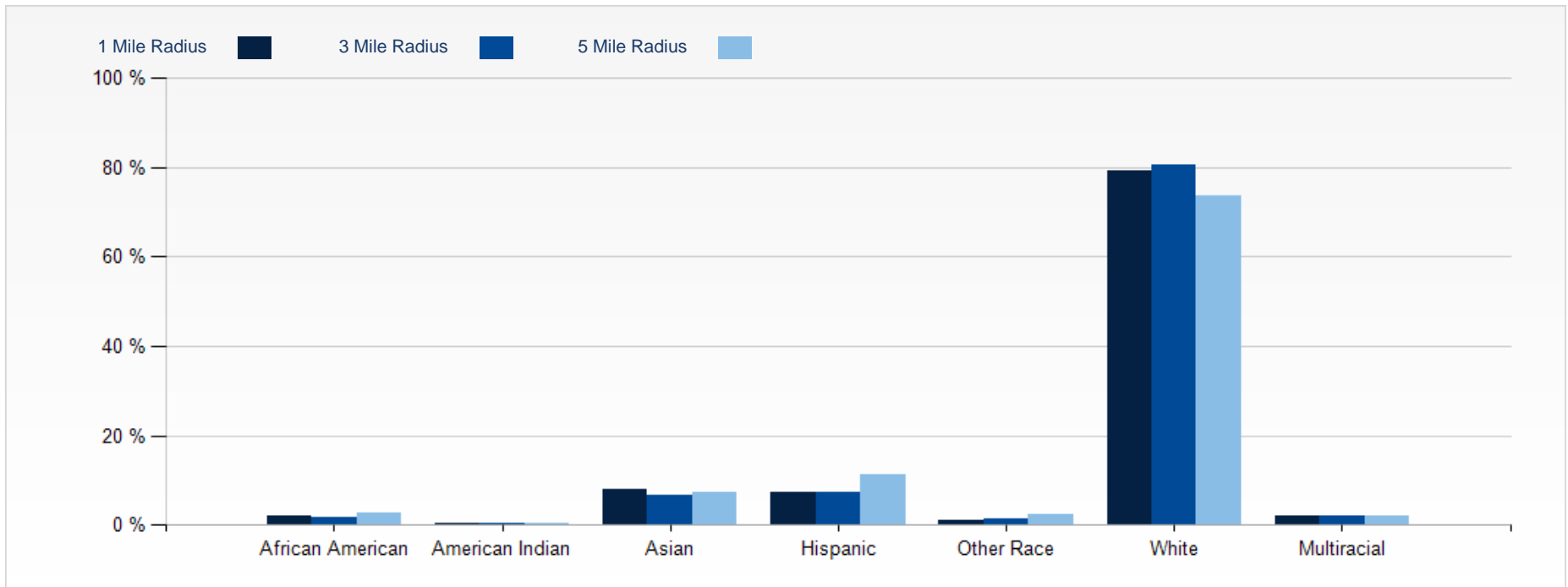
2024 POPULATION BY AGE	1 MILE	3 MILE	5 MILE
2024 Population Age 30-34	98	942	4,002
2024 Population Age 35-39	112	1,279	4,685
2024 Population Age 40-44	130	1,427	5,116
2024 Population Age 45-49	179	1,443	4,836
2024 Population Age 50-54	216	1,606	5,320
2024 Population Age 55-59	229	1,668	5,647
2024 Population Age 60-64	202	1,718	5,724
2024 Population Age 65-69	152	1,358	4,690
2024 Population Age 70-74	124	1,040	3,576
2024 Population Age 75-79	79	754	2,647
2024 Population Age 80-84	41	440	1,570
2024 Population Age 85+	41	372	1,460
2024 Population Age 18+	1,821	15,840	56,922
2024 Median Age	47	45	44

2024 INCOME BY AGE	1 MILE	3 MILE	5 MILE
Median Household Income 25-34	\$152,798	\$131,159	\$106,809
Average Household Income 25-34	\$203,645	\$170,494	\$144,736
Median Household Income 35-44	\$188,943	\$180,240	\$161,268
Average Household Income 35-44	\$276,583	\$237,999	\$206,800
Median Household Income 45-54	\$200,001	\$200,001	\$200,001
Average Household Income 45-54	\$342,673	\$295,881	\$259,953
Median Household Income 55-64	\$200,001	\$200,001	\$179,264
Average Household Income 55-64	\$306,585	\$261,914	\$236,793
Median Household Income 65-74	\$105,803	\$114,808	\$104,964
Average Household Income 65-74	\$169,832	\$166,451	\$157,293
Average Household Income 75+	\$83,504	\$109,606	\$98,968

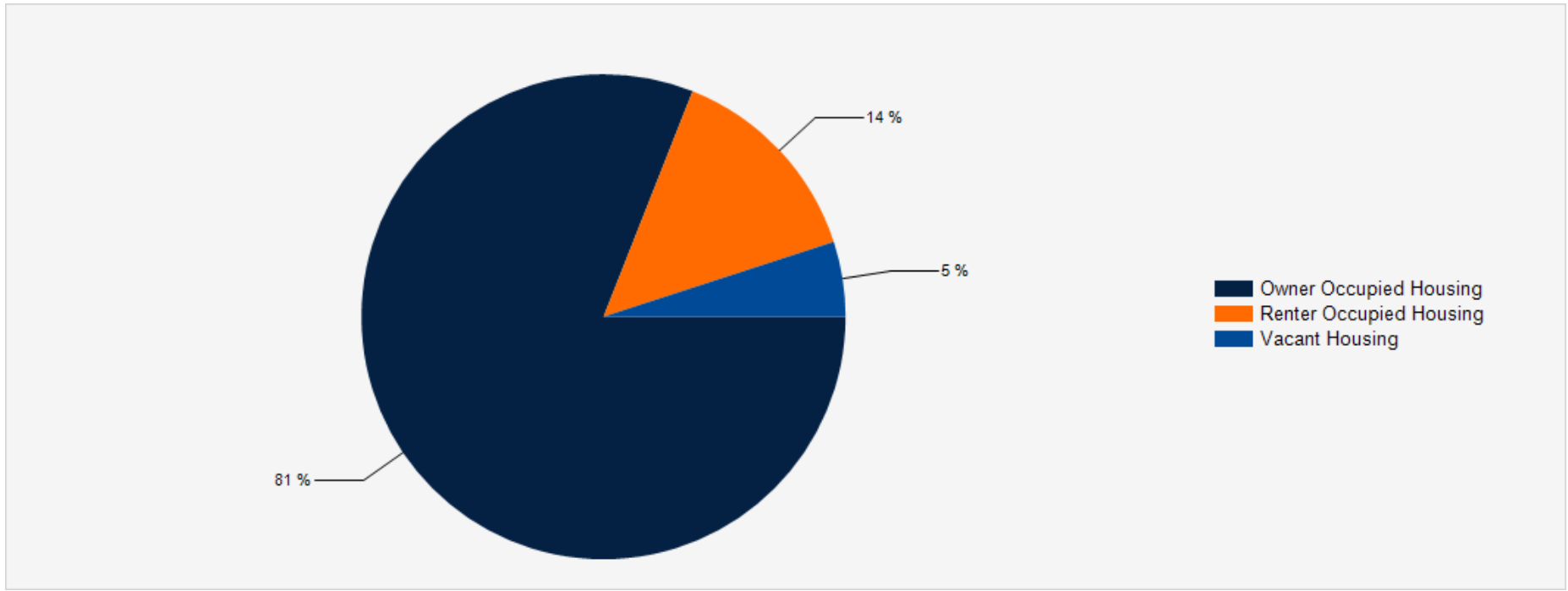
2019 Household Income



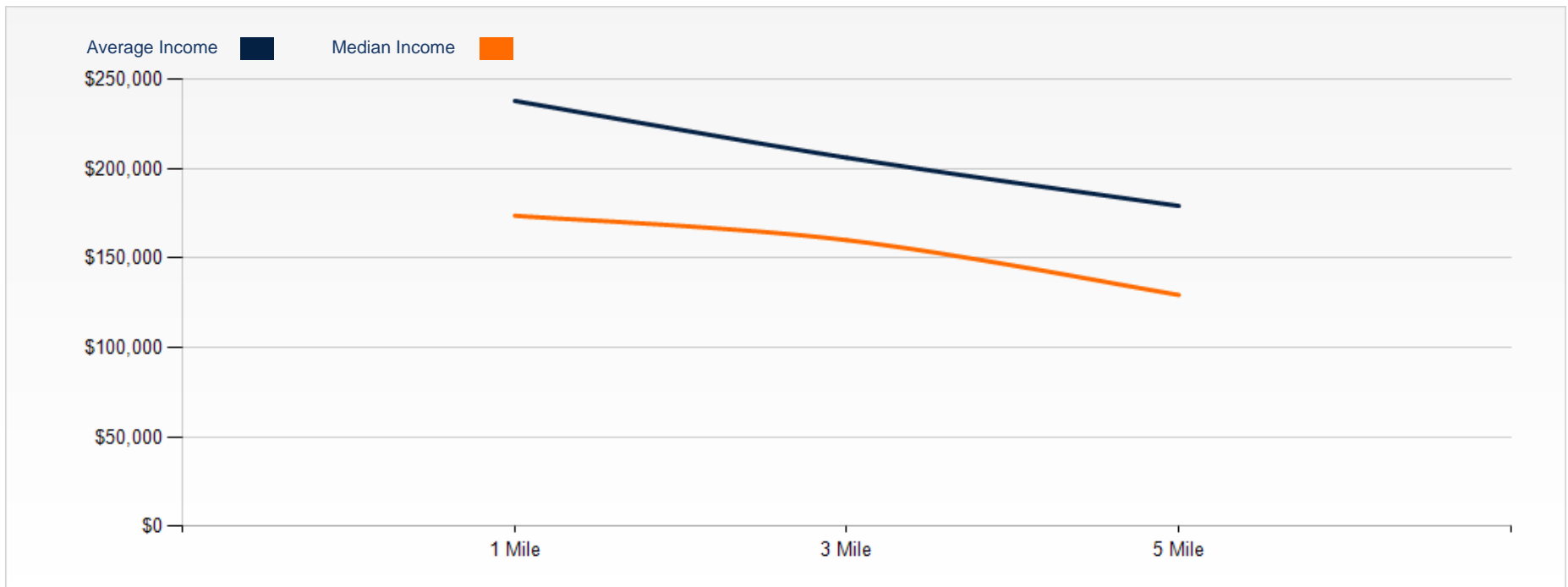
2019 Population by Race



2019 Household Occupancy - 1 Mile Radius



2019 Household Income Average and Median



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