



596 Anderson Avenue, Suite 203 OFFICE SPACE FOR LEASE

LEASE HIGHLIGHTS

PROPERTY & LEASE INFORMATION

Property Address	596 Anderson Ave, Cliffside Park
Block / Lot	1604 / 21
Available SF	1,500 SF
Monthly Price	\$4,600/Month
Lease Type	Modified Gross

PRIME LOCATION

- **Convenient Public Transportation:** Direct access to Bus Routes 159, 153, 751, 156, and 181, with Jitney service stopping right in front of the building, providing flexible transportation options.
- **Excellent Visibility:** Located on a busy avenue with high foot and vehicle traffic, ensuring great exposure for your business.

SEIZE THE OPPORTUNITY

- **Convenient Facilities:** Includes two bathrooms with showers within the suite, enhancing convenience for tenants.
- **Abundant Natural Light:** Flooded with natural light from expansive windows, creating a bright and welcoming workspace.
- **Convenient Parking:** Includes ample on-site parking, ensuring easy access for employees and visitors alike.



CHRIS CERVELLI, CCIM

Cervelli Real Estate
P: 201-868-6300 x18
E: chris@realestatenj.com



CHRISTOPHER GERENA

Cervelli Real Estate
P: 201-920-1321
E: c.gerena@realestatenj.com

596 Anderson 203

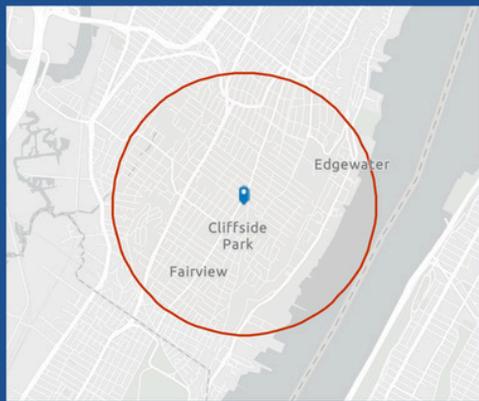


2020 Census Summary

596 Anderson Ave, Cliffside Park, New Jersey, 07010
Ring of 1 mile

The 2020 Census data includes information on population and housing as well as detailed data on age, sex, race, Hispanic origin, household and family type, relationship to householder, group quarters population, housing occupancy, and tenure.

2010-2020 ANNUAL GROWTH RATE

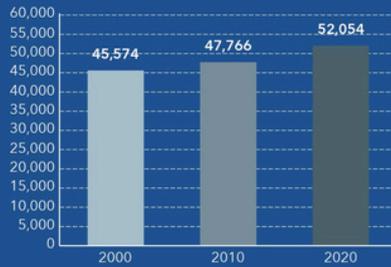


Source: This infographic contains data provided by U.S. Census (2000, 2010, 2020). © 2024 Esri

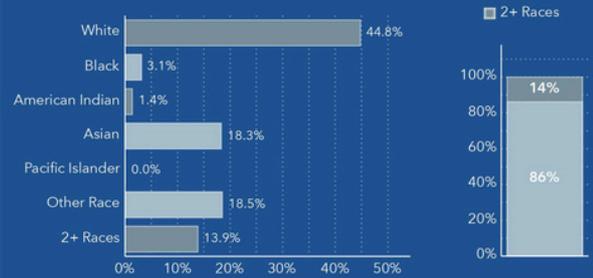
KEY FACTS



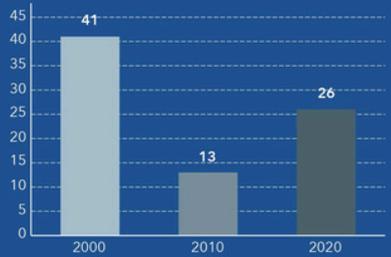
HOUSEHOLD POPULATION



TOTAL POPULATION BY RACE



GROUP QUARTERS



POPULATION BY AGE AND RACE	Less Than 18 Years	18 Years and Older
Total	9,990	42,090
1 Race	8,297	36,567
White	3,720	19,600
Black	335	1,301
American Indian/Alaska Native	187	533
Asian	1,610	7,922
Pacific Islander	2	11
Some Other Race	2,443	7,200
2 or More Races	1,693	5,523

2020 Census Summary

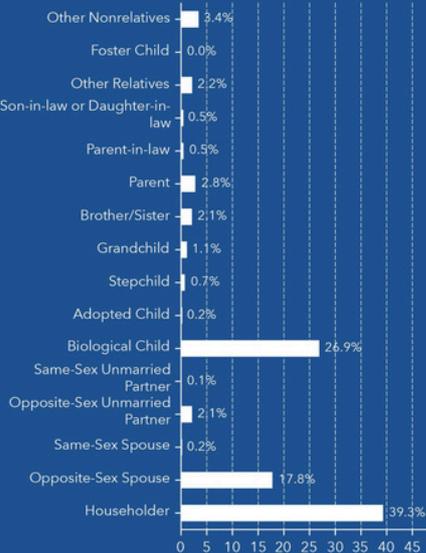
596 Anderson Ave, Cliffside Park, New Jersey, 07010
Ring of 1 mile

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KEY FACTS



Population by Relationship



Source: This infographic contains data provided by U.S. Census (2000, 2010, 2020). © 2024 Esri

HISPANIC POPULATION BY AGE AND RACE	Less Than 18 Years	18 Years and Older	Total
Total	4,587	14,011	18,598
1 Race	3,299	9,453	12,752
White	765	1,956	2,721
Black	70	182	252
American Indian/Alaska Native	166	508	674
Asian	22	47	70
Pacific Islander	1	6	6
Some Other Race	2,274	6,754	9,028
2 or More Races	1,288	4,558	5,846

NON-HISPANIC POPULATION BY AGE AND RACE	Less Than 18 Years	18 Years and Older	Total
Total	5,403	28,079	33,482
1 Race	4,998	27,115	32,112
White	2,955	17,644	20,599
Black	265	1,119	1,384
American Indian/Alaska Native	21	25	46
Asian	1,588	7,875	9,462
Pacific Islander	1	5	6
Some Other Race	169	446	615
2 or More Races	405	965	1,370



2020 Census Summary

596 Anderson Ave, Cliffside Park, New Jersey, 07010
Ring of 1 mile

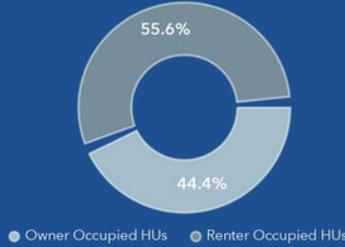
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KEY FACTS

52,080 Total Population **21,690** Housing Units **16,590.8** Population Density **2.55** Average Household Size **20,413** Total Households **84.4** Diversity Index

Households by Size	Number	Percent
Total Households	20,413	-
1-Person Household	5,650	28%
2-Person Household	6,235	31%
3-Person Household	3,738	18%
4-Person Household	2,850	14%
5-Person Household	1,150	6%
6-Person Household	525	3%
7+ Person Household	265	1%
Average Household Size	2.55	-

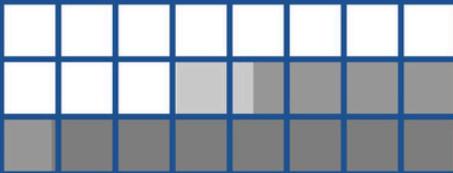
Total Housing Units by Occupancy



Total Housing Units by Vacancy



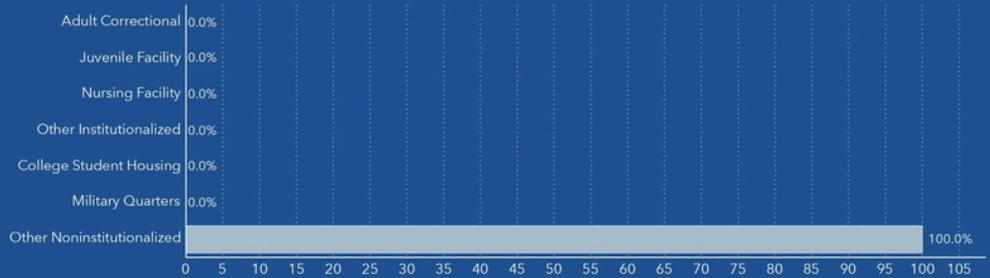
Households by Type



- Married Couple (46%)
- Cohabiting Couple (6%)
- Male Householder: No Spouse (19%)
- Female Householder: No Spouse (29%)

Source: This infographic contains data provided by U.S. Census (2000, 2010, 2020). © 2024 Esri

Group Quarters Population



2020 Census Summary

596 Anderson Ave, Cliffside Park, New Jersey, 07010
Ring of 3 miles

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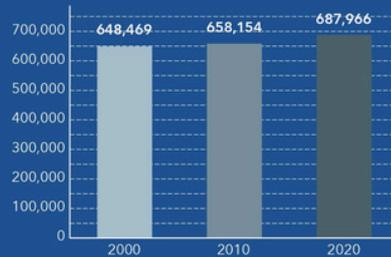
KEY FACTS

715,981 Total Population **324,530** Housing Units **25,328.4** Population Density **2.28** Average Household Size **301,169** Total Households **87.6** Diversity Index

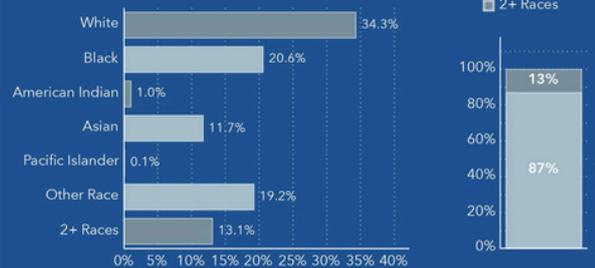
2010-2020 ANNUAL GROWTH RATE



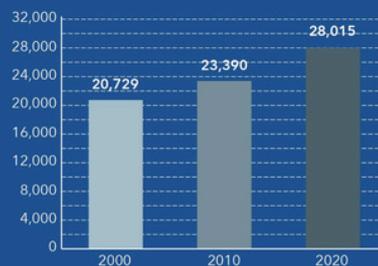
HOUSEHOLD POPULATION



TOTAL POPULATION BY RACE

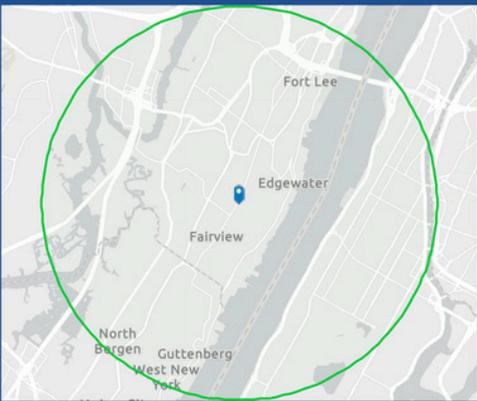


GROUP QUARTERS



POPULATION BY AGE AND RACE	Less Than 18 Years	18 Years and Older
Total	121,202	594,779
1 Race	101,771	520,492
White	33,177	212,418
Black	26,465	120,915
American Indian/Alaska Native	1,544	5,739
Asian	11,396	72,539
Pacific Islander	87	393
Some Other Race	29,101	108,488
2 or More Races	19,432	74,287

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2020 Census Summary

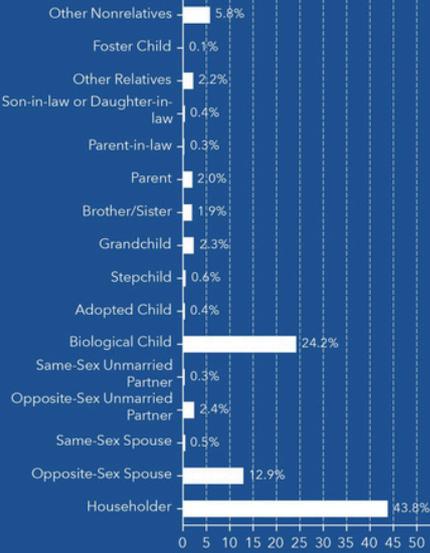
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Ring of 3 miles

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KEY FACTS

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Population by Relationship



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HISPANIC POPULATION BY AGE AND RACE	Less Than 18 Years	18 Years and Older	Total
Total	52,831	201,211	254,043
1 Race	39,820	143,844	183,665
White	6,343	23,204	29,547
Black	4,398	10,945	15,343
American Indian/Alaska Native	1,404	4,948	6,353
Asian	236	604	840
Pacific Islander	60	204	265
Some Other Race	27,378	103,939	131,317
2 or More Races	13,011	57,367	70,378

NON-HISPANIC POPULATION BY AGE AND RACE	Less Than 18 Years	18 Years and Older	Total
Total	68,371	393,568	461,938
1 Race	61,950	376,648	438,598
White	26,834	189,214	216,047
Black	22,067	109,970	132,037
American Indian/Alaska Native	140	790	930
Asian	11,160	71,935	83,096
Pacific Islander	27	189	216
Some Other Race	1,723	4,549	6,272
2 or More Races	6,421	16,920	23,341

2020 Census Summary

596 Anderson Ave, Cliffside Park, New Jersey, 07010
Ring of 3 miles

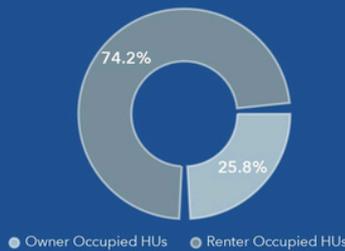
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KEY FACTS

715,981 Total Population **324,530** Housing Units **25,328.4** Population Density **2.28** Average Household Size **301,169** Total Households **87.6** Diversity Index

Households by Size	Number	Percent
Total Households	301,169	-
1-Person Household	110,244	37%
2-Person Household	90,045	30%
3-Person Household	46,501	15%
4-Person Household	32,139	11%
5-Person Household	13,030	4%
6-Person Household	5,608	2%
7+ Person Household	3,601	1%
Average Household Size	2.28	-

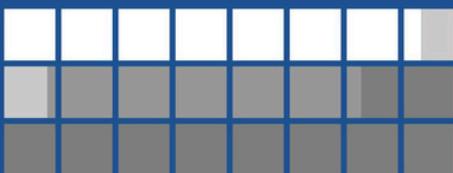
Total Housing Units by Occupancy



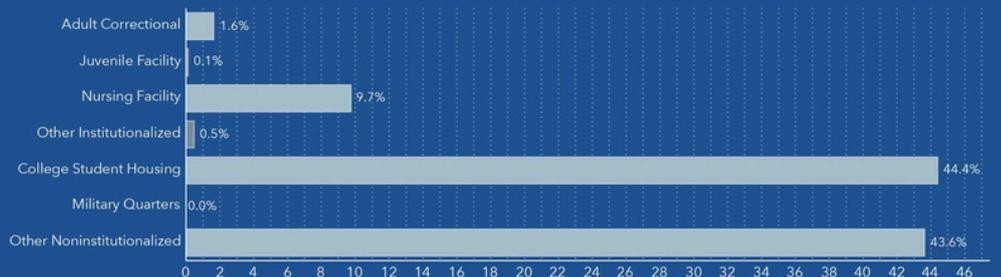
Total Housing Units by Vacancy



Households by Type



Group Quarters Population



Source: This infographic contains data provided by U.S. Census (2000, 2010, 2020). © 2024 Esri



2020 Census Summary

596 Anderson Ave, Cliffside Park, New Jersey, 07010
Ring of 5 miles

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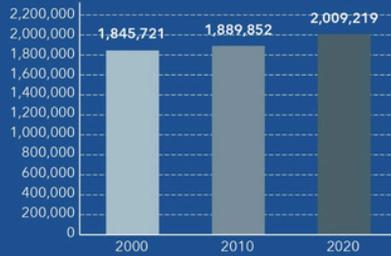
KEY FACTS

2,078,126 Total Population **957,088** Housing Units **26,463.5** Population Density **2.29** Average Household Size **877,879** Total Households **87.8** Diversity Index

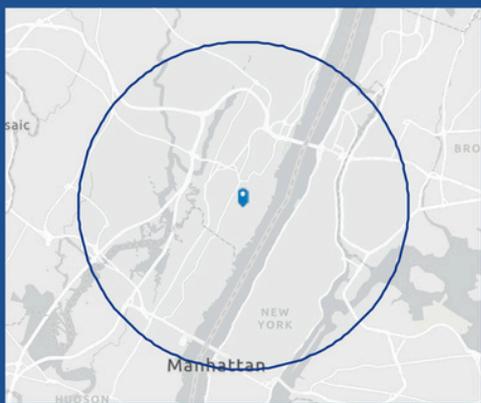
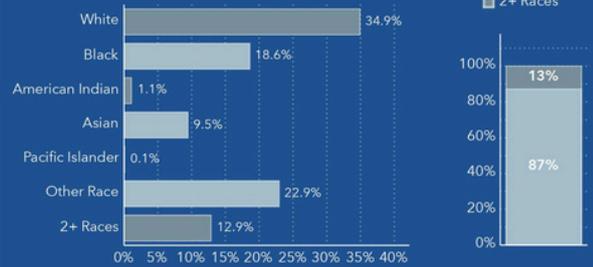
2010-2020 ANNUAL GROWTH RATE



HOUSEHOLD POPULATION

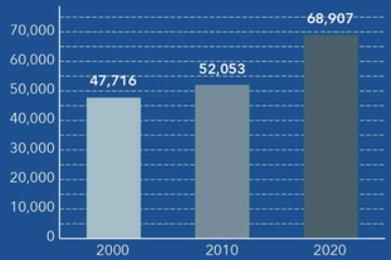


TOTAL POPULATION BY RACE



Source: This infographic contains data provided by U.S. Census (2000, 2010, 2020). © 2024 Esri

GROUP QUARTERS



POPULATION BY AGE AND RACE	Less Than 18 Years	18 Years and Older
Total	384,176	1,693,950
1 Race	326,802	1,483,916
White	99,160	626,707
Black	86,106	300,714
American Indian/Alaska Native	5,395	17,076
Asian	27,124	169,654
Pacific Islander	387	1,434
Some Other Race	108,630	368,331
2 or More Races	57,374	210,034

2020 Census Summary

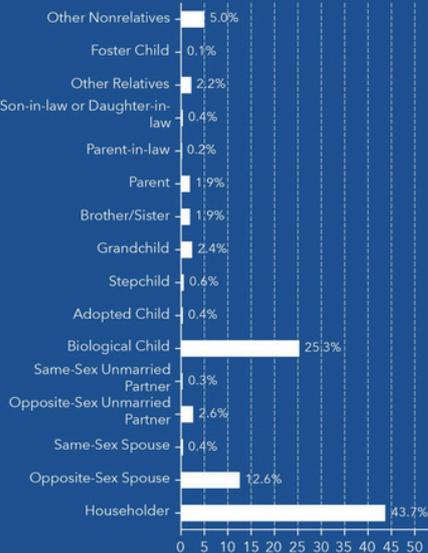
596 Anderson Ave, Cliffside Park, New Jersey, 07010
Ring of 5 miles

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2,078,126 Total Population **957,088** Housing Units **26,463.5** Population Density **2.29** Average Household Size **877,879** Total Households **87.8** Diversity Index

Population by Relationship



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HISPANIC POPULATION BY AGE AND RACE	Less Than 18 Years	18 Years and Older	Total
Total	188,933	652,389	841,322
1 Race	147,746	483,794	631,540
White	20,571	71,329	91,901
Black	17,856	38,504	56,360
American Indian/Alaska Native	4,795	14,967	19,762
Asian	714	1,838	2,551
Pacific Islander	254	878	1,132
Some Other Race	103,556	356,278	459,834
2 or More Races	41,187	168,594	209,782

NON-HISPANIC POPULATION BY AGE AND RACE	Less Than 18 Years	18 Years and Older	Total
Total	195,243	1,041,562	1,236,804
1 Race	179,056	1,000,122	1,179,177
White	78,589	555,378	633,967
Black	68,250	262,210	330,460
American Indian/Alaska Native	600	2,109	2,709
Asian	26,410	167,817	194,227
Pacific Islander	133	556	689
Some Other Race	5,073	12,053	17,126
2 or More Races	16,187	41,440	57,627



Demographic and Income Profile

596 Anderson Ave, Cliffside Park, New Jersey, 07010
 Ring: 1 mile radius

Prepared by Esri
 Latitude: 40.82418
 Longitude: -73.98810

Summary	Census 2010	Census 2020	2023	2028
Population	47,779	52,080	52,696	52,411
Households	19,075	20,413	20,721	20,840
Families	12,425	13,604	13,154	13,240
Average Household Size	2.50	2.55	2.54	2.51
Owner Occupied Housing Units	9,207	9,070	9,915	10,300
Renter Occupied Housing Units	9,868	11,343	10,806	10,540
Median Age	39.2	40.2	41.3	42.6

Trends: 2023-2028 Annual Rate	Area	State	National
Population	-0.11%	0.09%	0.30%
Households	0.11%	0.39%	0.49%
Families	0.13%	0.37%	0.44%
Owner HHs	0.76%	0.54%	0.66%
Median Household Income	2.32%	2.12%	2.57%

Households by Income	2023		2028	
	Number	Percent	Number	Percent
<\$15,000	1,836	8.9%	1,633	7.8%
\$15,000 - \$24,999	918	4.4%	742	3.6%
\$25,000 - \$34,999	1,319	6.4%	1,089	5.2%
\$35,000 - \$49,999	1,788	8.6%	1,592	7.6%
\$50,000 - \$74,999	2,735	13.2%	2,546	12.2%
\$75,000 - \$99,999	2,271	11.0%	2,242	10.8%
\$100,000 - \$149,999	4,000	19.3%	4,222	20.3%
\$150,000 - \$199,999	2,134	10.3%	2,439	11.7%
\$200,000+	3,721	18.0%	4,335	20.8%
Median Household Income	\$93,290		\$104,606	
Average Household Income	\$131,301		\$148,509	
Per Capita Income	\$51,652		\$59,066	

Population by Age	Census 2010		Census 2020		2023		2028	
	Number	Percent	Number	Percent	Number	Percent	Number	Percent
0 - 4	2,903	6.1%	2,894	5.6%	2,652	5.0%	2,616	5.0%
5 - 9	2,239	4.7%	2,837	5.4%	2,810	5.3%	2,569	4.9%
10 - 14	2,249	4.7%	2,693	5.2%	2,924	5.5%	2,754	5.3%
15 - 19	2,444	5.1%	2,554	4.9%	2,467	4.7%	2,609	5.0%
20 - 24	2,996	6.3%	2,797	5.4%	2,755	5.2%	2,644	5.0%
25 - 34	7,810	16.3%	7,935	15.2%	7,500	14.2%	6,944	13.2%
35 - 44	7,248	15.2%	7,936	15.2%	8,299	15.7%	7,960	15.2%
45 - 54	7,084	14.8%	6,664	12.8%	6,799	12.9%	7,336	14.0%
55 - 64	5,541	11.6%	6,947	13.3%	6,549	12.4%	6,103	11.6%
65 - 74	3,588	7.5%	4,936	9.5%	5,427	10.3%	5,483	10.5%
75 - 84	2,568	5.4%	2,709	5.2%	3,189	6.1%	3,786	7.2%
85+	1,111	2.3%	1,178	2.3%	1,325	2.5%	1,605	3.1%

Race and Ethnicity	Census 2010		Census 2020		2023		2028	
	Number	Percent	Number	Percent	Number	Percent	Number	Percent
White Alone	31,634	66.2%	23,320	44.8%	22,775	43.2%	20,839	39.8%
Black Alone	1,398	2.9%	1,636	3.1%	1,657	3.1%	1,653	3.2%
American Indian Alone	150	0.3%	720	1.4%	761	1.4%	804	1.5%
Asian Alone	8,390	17.6%	9,532	18.3%	9,996	19.0%	10,468	20.0%
Pacific Islander Alone	19	0.0%	13	0.0%	13	0.0%	13	0.0%
Some Other Race Alone	4,465	9.3%	9,643	18.5%	9,992	19.0%	10,862	20.7%
Two or More Races	1,723	3.6%	7,216	13.9%	7,503	14.2%	7,773	14.8%
Hispanic Origin (Any Race)	13,813	28.9%	18,598	35.7%	19,369	36.8%	20,235	38.6%

Data Note: Income is expressed in current dollars.

Source: Esri forecasts for 2023 and 2028. U.S. Census Bureau 2020 decennial Census in 2020 geographies.

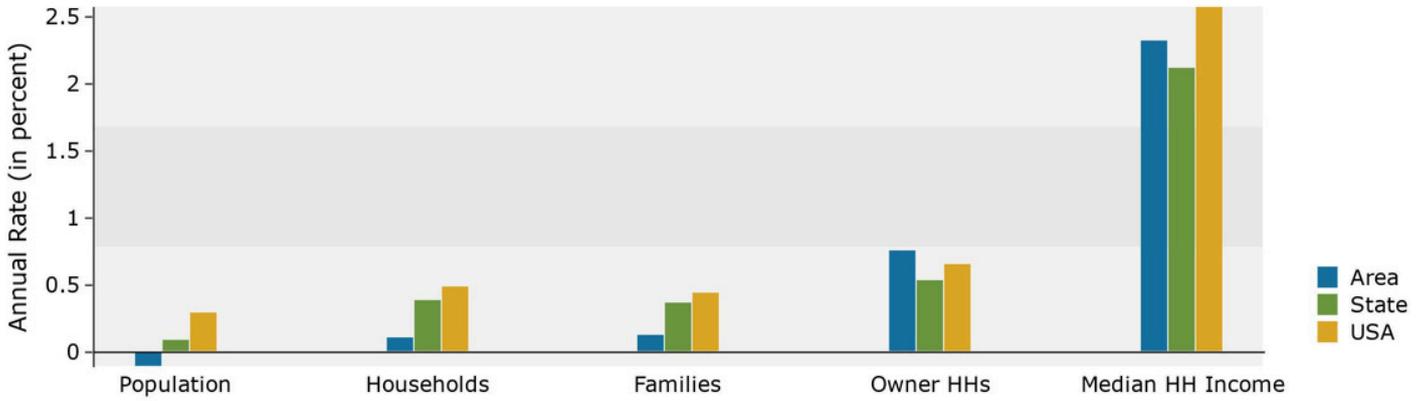


Demographic and Income Profile

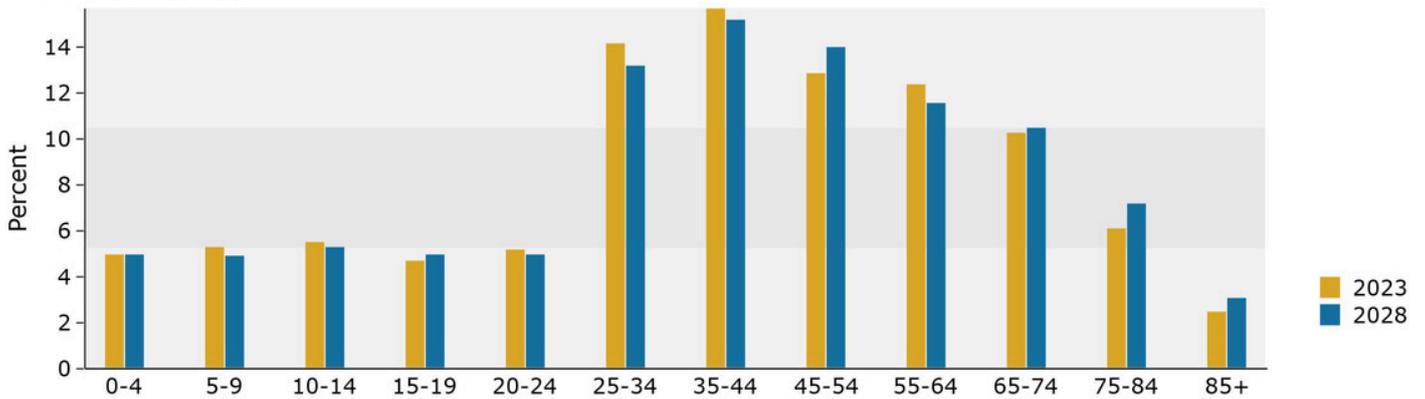
596 Anderson Ave, Cliffside Park, New Jersey, 07010
 Ring: 1 mile radius

Prepared by Esri
 Latitude: 40.82418
 Longitude: -73.98810

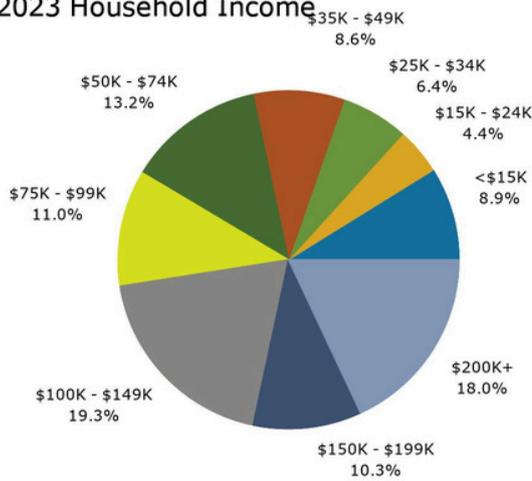
Trends 2023-2028



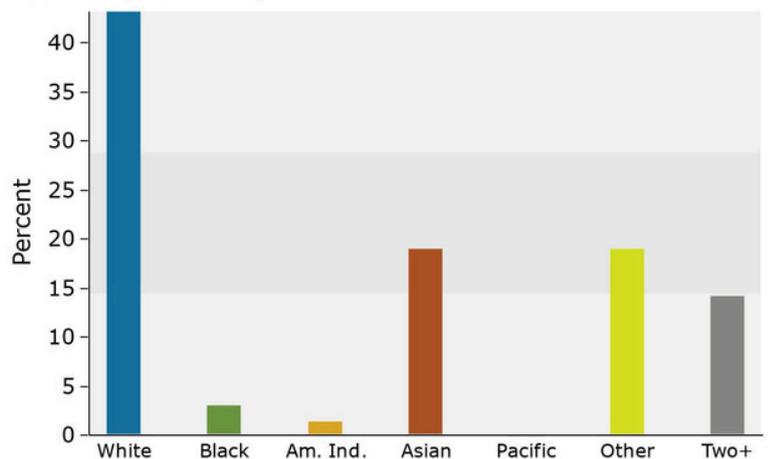
Population by Age



2023 Household Income



2023 Population by Race



2023 Percent Hispanic Origin: 36.8%

Source: Esri forecasts for 2023 and 2028. U.S. Census Bureau 2020 decennial Census in 2020 geographies.



Demographic and Income Profile

596 Anderson Ave, Cliffside Park, New Jersey, 07010
 Ring: 3 mile radius

Prepared by Esri
 Latitude: 40.82418
 Longitude: -73.98810

Summary	Census 2010	Census 2020	2023	2028
Population	681,544	715,981	708,478	694,021
Households	283,398	301,169	303,691	303,317
Families	150,663	161,093	155,515	155,062
Average Household Size	2.32	2.28	2.24	2.20
Owner Occupied Housing Units	72,957	77,617	83,702	86,401
Renter Occupied Housing Units	210,441	223,552	219,989	216,916
Median Age	37.1	38.5	39.1	40.0

Trends: 2023-2028 Annual Rate	Area	State	National
Population	-0.41%	0.09%	0.30%
Households	-0.02%	0.39%	0.49%
Families	-0.06%	0.37%	0.44%
Owner HHs	0.64%	0.54%	0.66%
Median Household Income	3.01%	2.12%	2.57%

Households by Income	2023		2028	
	Number	Percent	Number	Percent
<\$15,000	46,852	15.4%	42,040	13.9%
\$15,000 - \$24,999	20,812	6.9%	16,904	5.6%
\$25,000 - \$34,999	20,856	6.9%	17,649	5.8%
\$35,000 - \$49,999	27,031	8.9%	24,398	8.0%
\$50,000 - \$74,999	40,366	13.3%	38,491	12.7%
\$75,000 - \$99,999	32,243	10.6%	31,853	10.5%
\$100,000 - \$149,999	42,431	14.0%	45,241	14.9%
\$150,000 - \$199,999	25,111	8.3%	29,698	9.8%
\$200,000+	47,971	15.8%	57,025	18.8%

Median Household Income	\$71,647	\$83,111
Average Household Income	\$122,085	\$141,200
Per Capita Income	\$52,566	\$61,949

Population by Age	Census 2010		Census 2020		2023		2028	
	Number	Percent	Number	Percent	Number	Percent	Number	Percent
0 - 4	38,846	5.7%	33,357	4.7%	34,064	4.8%	33,718	4.9%
5 - 9	33,341	4.9%	33,193	4.6%	34,419	4.9%	30,773	4.4%
10 - 14	33,448	4.9%	34,183	4.8%	35,677	5.0%	31,963	4.6%
15 - 19	40,530	5.9%	36,946	5.2%	42,135	5.9%	39,271	5.7%
20 - 24	55,233	8.1%	52,472	7.3%	50,139	7.1%	48,702	7.0%
25 - 34	118,624	17.4%	130,472	18.2%	113,433	16.0%	109,771	15.8%
35 - 44	99,396	14.6%	98,658	13.8%	103,534	14.6%	100,961	14.5%
45 - 54	93,828	13.8%	88,395	12.3%	85,991	12.1%	85,769	12.4%
55 - 64	75,677	11.1%	89,718	12.5%	84,661	11.9%	78,818	11.4%
65 - 74	49,234	7.2%	65,861	9.2%	70,936	10.0%	70,953	10.2%
75 - 84	29,927	4.4%	37,024	5.2%	39,015	5.5%	46,127	6.6%
85+	13,459	2.0%	15,702	2.2%	14,476	2.0%	17,194	2.5%

Race and Ethnicity	Census 2010		Census 2020		2023		2028	
	Number	Percent	Number	Percent	Number	Percent	Number	Percent
White Alone	316,026	46.4%	245,595	34.3%	236,241	33.3%	221,628	31.9%
Black Alone	167,373	24.6%	147,380	20.6%	144,363	20.4%	138,281	19.9%
American Indian Alone	5,130	0.8%	7,282	1.0%	7,461	1.1%	7,650	1.1%
Asian Alone	66,244	9.7%	83,936	11.7%	86,549	12.2%	88,883	12.8%
Pacific Islander Alone	381	0.1%	481	0.1%	482	0.1%	482	0.1%
Some Other Race Alone	95,104	14.0%	137,589	19.2%	138,955	19.6%	141,726	20.4%
Two or More Races	31,287	4.6%	93,718	13.1%	94,427	13.3%	95,370	13.7%
Hispanic Origin (Any Race)	245,050	36.0%	254,043	35.5%	257,069	36.3%	257,929	37.2%

Data Note: Income is expressed in current dollars.

Source: Esri forecasts for 2023 and 2028. U.S. Census Bureau 2020 decennial Census in 2020 geographies.

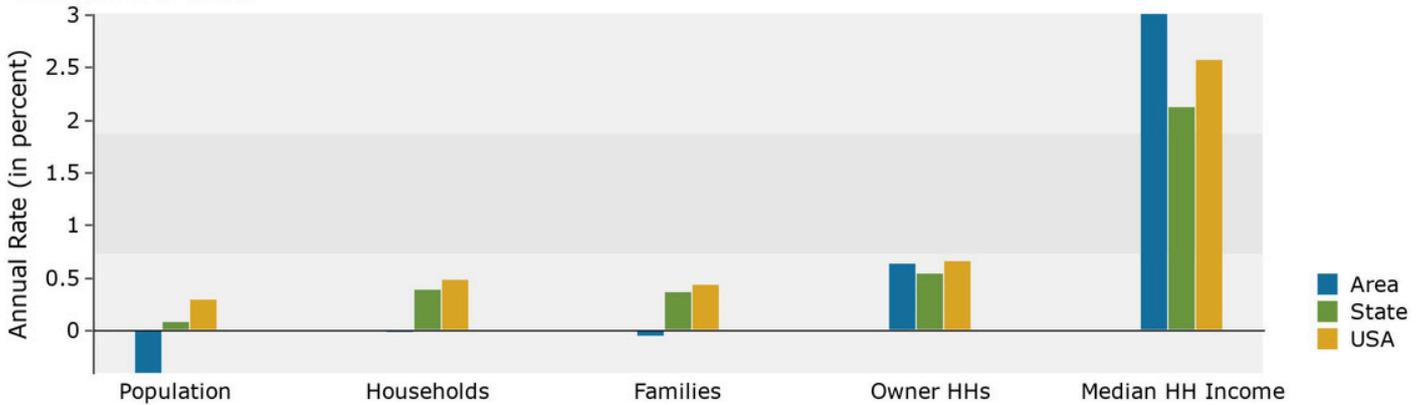


Demographic and Income Profile

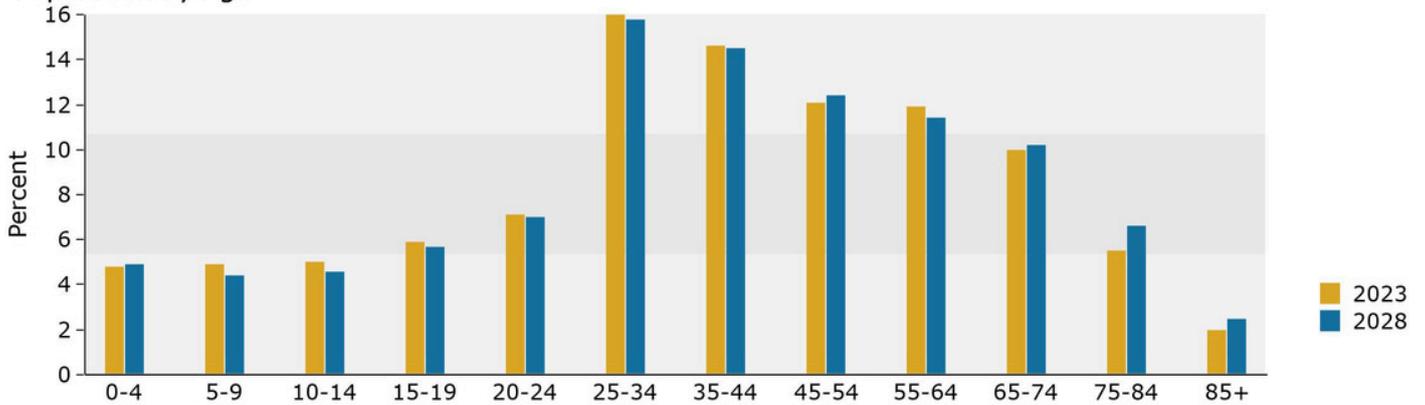
596 Anderson Ave, Cliffside Park, New Jersey, 07010
 Ring: 3 mile radius

Prepared by Esri
 Latitude: 40.82418
 Longitude: -73.98810

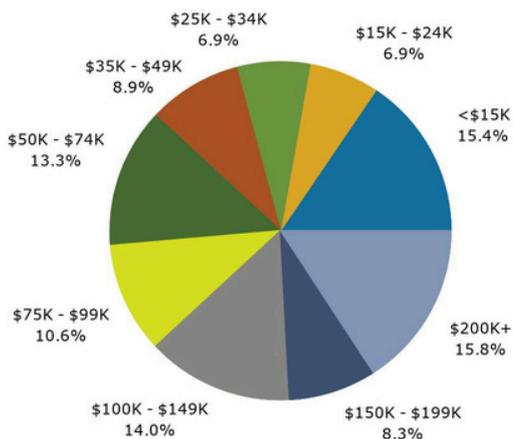
Trends 2023-2028



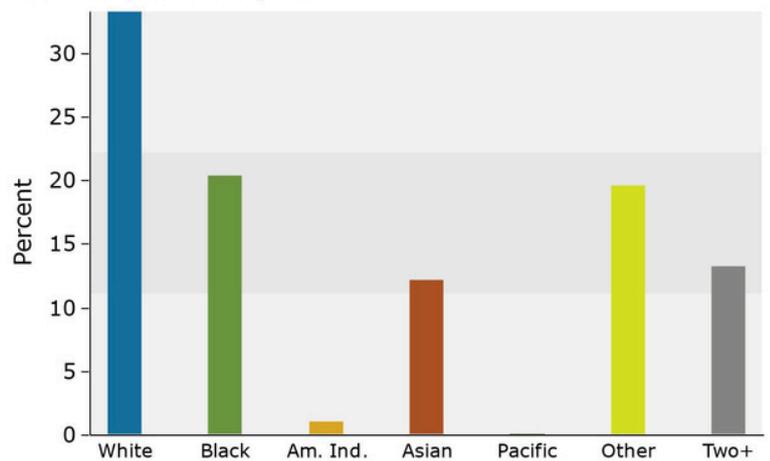
Population by Age



2023 Household Income



2023 Population by Race



2023 Percent Hispanic Origin: 36.3%



Demographic and Income Profile

596 Anderson Ave, Cliffside Park, New Jersey, 07010
 Ring: 5 mile radius

Prepared by Esri
 Latitude: 40.82418
 Longitude: -73.98810

Summary	Census 2010		Census 2020		2023	2028		
Population	1,941,905		2,078,126		2,061,222	2,036,798		
Households	810,584		877,879		886,338	892,232		
Families	427,698		465,528		449,988	452,680		
Average Household Size	2.33		2.29		2.25	2.21		
Owner Occupied Housing Units	191,200		202,895		217,397	223,064		
Renter Occupied Housing Units	619,384		674,984		668,941	669,167		
Median Age	35.8		37.5		38.0	39.0		
Trends: 2023-2028 Annual Rate	Area		State		National			
Population	-0.24%		0.09%		0.30%			
Households	0.13%		0.39%		0.49%			
Families	0.12%		0.37%		0.44%			
Owner HHs	0.52%		0.54%		0.66%			
Median Household Income	2.91%		2.12%		2.57%			
Households by Income			2023		2028			
			Number	Percent	Number	Percent		
<\$15,000			141,927	16.0%	131,587	14.7%		
\$15,000 - \$24,999			66,934	7.6%	56,249	6.3%		
\$25,000 - \$34,999			61,148	6.9%	53,004	5.9%		
\$35,000 - \$49,999			80,867	9.1%	74,533	8.4%		
\$50,000 - \$74,999			112,685	12.7%	109,035	12.2%		
\$75,000 - \$99,999			91,311	10.3%	92,035	10.3%		
\$100,000 - \$149,999			114,844	13.0%	122,071	13.7%		
\$150,000 - \$199,999			68,736	7.8%	80,713	9.0%		
\$200,000+			147,836	16.7%	172,956	19.4%		
Median Household Income			\$69,169		\$79,823			
Average Household Income			\$125,716		\$143,706			
Per Capita Income			\$54,316		\$63,200			
Population by Age	Census 2010		Census 2020		2023		2028	
	Number	Percent	Number	Percent	Number	Percent	Number	Percent
0 - 4	120,480	6.2%	105,143	5.1%	108,071	5.2%	107,887	5.3%
5 - 9	105,017	5.4%	104,870	5.0%	109,577	5.3%	98,665	4.8%
10 - 14	103,171	5.3%	109,010	5.2%	112,375	5.5%	102,142	5.0%
15 - 19	119,092	6.1%	111,948	5.4%	119,724	5.8%	113,092	5.6%
20 - 24	151,780	7.8%	144,169	6.9%	141,061	6.8%	142,357	7.0%
25 - 34	348,451	17.9%	386,687	18.6%	341,503	16.6%	328,525	16.1%
35 - 44	281,343	14.5%	290,554	14.0%	307,009	14.9%	301,996	14.8%
45 - 54	259,135	13.3%	254,145	12.2%	243,435	11.8%	248,849	12.2%
55 - 64	207,995	10.7%	248,483	12.0%	236,981	11.5%	222,123	10.9%
65 - 74	134,135	6.9%	180,265	8.7%	197,562	9.6%	199,118	9.8%
75 - 84	78,528	4.0%	100,883	4.9%	106,221	5.2%	126,951	6.2%
85+	32,776	1.7%	41,969	2.0%	37,703	1.8%	45,093	2.2%
Race and Ethnicity	Census 2010		Census 2020		2023		2028	
	Number	Percent	Number	Percent	Number	Percent	Number	Percent
White Alone	922,089	47.5%	725,868	34.9%	700,961	34.0%	663,914	32.6%
Black Alone	412,840	21.3%	386,820	18.6%	381,925	18.5%	370,592	18.2%
American Indian Alone	17,660	0.9%	22,470	1.1%	22,865	1.1%	23,527	1.2%
Asian Alone	146,380	7.5%	196,778	9.5%	202,698	9.8%	210,157	10.3%
Pacific Islander Alone	1,403	0.1%	1,821	0.1%	1,795	0.1%	1,867	0.1%
Some Other Race Alone	350,172	18.0%	476,961	23.0%	480,430	23.3%	491,879	24.1%
Two or More Races	91,361	4.7%	267,409	12.9%	270,548	13.1%	274,861	13.5%
Hispanic Origin (Any Race)	805,824	41.5%	841,322	40.5%	850,009	41.2%	858,975	42.2%

Data Note: Income is expressed in current dollars.

Source: Esri forecasts for 2023 and 2028. U.S. Census Bureau 2020 decennial Census in 2020 geographies.

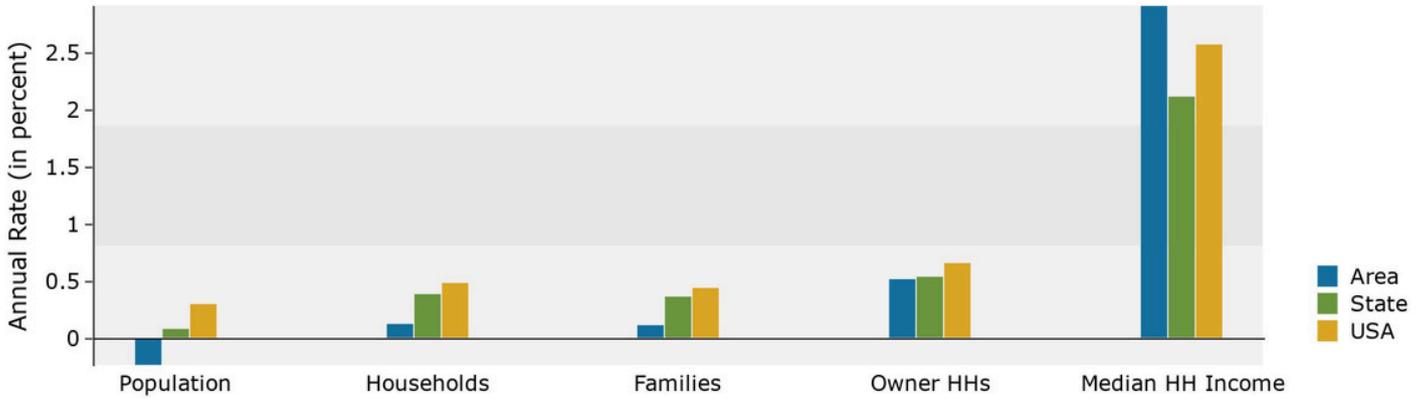


Demographic and Income Profile

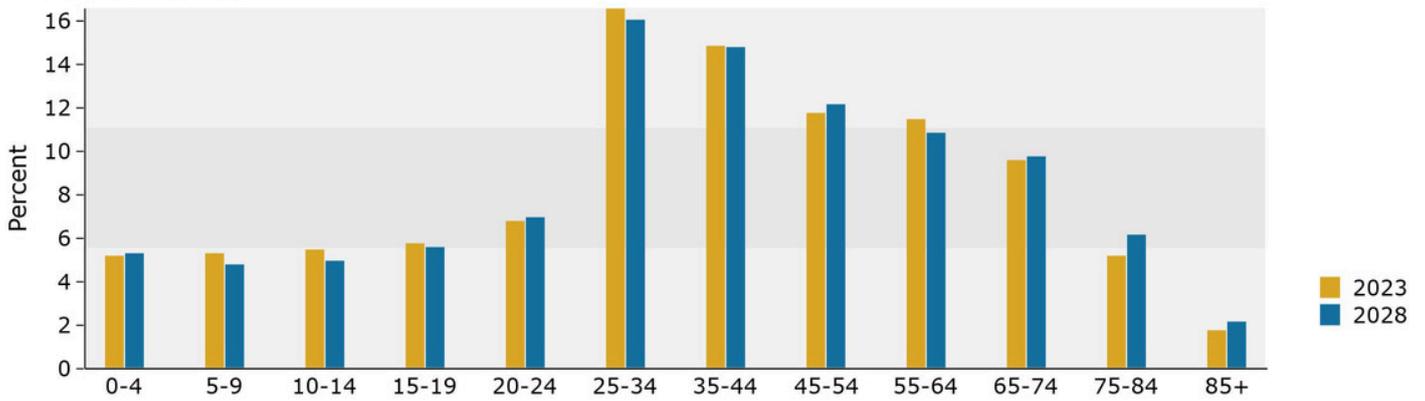
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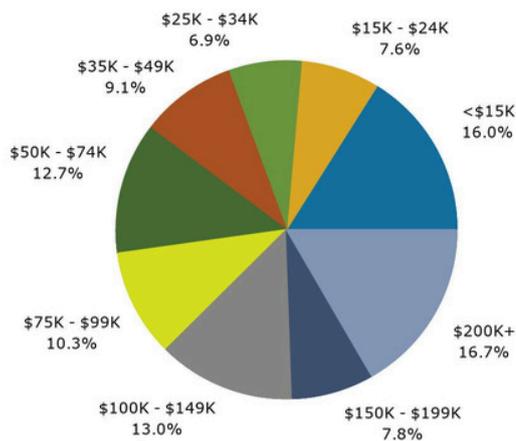
Trends 2023-2028



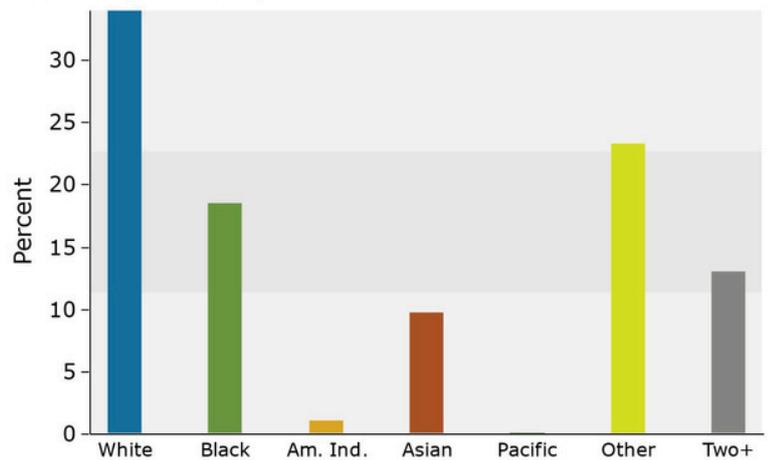
Population by Age



2023 Household Income



2023 Population by Race



2023 Percent Hispanic Origin: 41.2%

Source: Esri forecasts for 2023 and 2028. U.S. Census Bureau 2020 decennial Census in 2020 geographies.