Extended Demographic Report - PopStats

2020 Census, 2024 Estimates & 2029 Projections

Calculated using TAS Retrieval

May 12, 2025

BRIXMOR

Latitude: 39.33228 Longitude: -74.595401

Ocean Heights Plaza Somers Point, NJ		1.00 Mile Radius	3.00 Mile Radius	5.00 Mile Radius
Population	Current Year Estimated Population	8,634	31,078	71,228
	Population Est 23Q1	8,629	31,113	71,142
	Population Est 22Q4	8,606	31,044	71,114
	Population Est 22Q3	8,595	30,984	71,091
	Population Est 22Q2	8,592	30,947	71,168
	Population Est 22Q1	8,579	30,902	71,005
	Population Est 21Q4	8,592	30,911	70,983
	Population Est 21Q3	8,594	30,853	70,858
	Population Est 21Q2	8,592	30,798	70,486
	Population Fcst	8,708	31,765	73,000
	2010 Census Population	8,603	30,550	69,252
	2000 Census Population	9,285	28,555	65,988
	1990 Census Population	8,762	26,463	61,932
	Current Year Daytime Population	8,240	25,935	63,596
	Average Seasonal Population	706	3,536	38,870
	Historical Annual Growth, 1990 – 2000	0.58%	0.76%	0.64%
	Historical Annual Growth, 2000 – 2010	-0.76%	0.68%	0.48%
	Estimated Annual Growth, 2010 – CY	0.03%	0.12%	0.20%
	Projected Annual Growth, CY to Y5	0.17%	0.44%	0.49%
	Group Qtrs Est	2	101	439
	Transient Est Average Last 4 Qtrs	0	798	4,039
Households	Current Year Estimated Households	3,735	12,456	28,840
	Households Est 23Q1	3,727	12,453	28,747
	Households Est 22Q4	3,719	12,426	28,749
	Households Est 22Q3	3,712	12,402	28,766
	Households Est 22Q2	3,713	12,392	28,817
	Households Est 22Q1	3,708	12,372	28,740
	Households Est 21Q4	3,715	12,379	28,740
	Households Est 21Q3	3,715	12,356	28,683
	Households Est 21Q2	3,713	12,336	28,534
	Households Fcst	3,764	12,709	29,495
	2010 Census Households	3,565	11,858	27,774
	2000 Census Households	3,796	11,028	26,783
	1990 Census Households	3,498	9,886	24,471
	Historical Annual Growth, 1990 – 2000	0.82%	1.10%	0.91%
	Historical Annual Growth, 2000 – 2010	-0.63%	0.73%	0.36%
	Estimated Annual Growth, 2010 – CY	0.33%	0.35%	0.26%
	Projected Annual Growth, CY to Y5	0.16%	0.40%	0.45%
	Population per Household	2.31	2.49	2.45

This report was produced using data from private and government sources deemed to be reliable and is herein provided without representation or warranty.

© 2014, Trade Area Systems

Demographic Source: Synergos Technologies, Inc

Extended Demographic Report - PopStats

2020 Census, 2024 Estimates & 2029 Projections
Calculated using TAS Retrieval

May 12, 2025

BRIXMOR

Latitude: 39.33228 Longitude: -74.595401

Ocean Heights Plaza Somers Point, NJ		1.00 Mile Radius	3.00 Mile Radius	5.00 Mile Radius
Income	HH Income $500,000 or more	1.8%	3.2%	3.2%
	HH Income $250,000 to $499,999	2.1%	3.8%	3.9%
	HH Income $200,000 to $249,999	4.8%	8.8%	9.0%
	HH Income $175,000 to $199,999	4.1%	5.3%	5.5%
	HH Income $150,000 to $174,999	6.3%	6.9%	7.6%
	HH Income $100,000 to 149,999	19.4%	21.0%	20.1%
	HH Income $75,000 to 99,999	15.3%	14.3%	12.6%
	HH Income $50,000 to 74,999	13.9%	13.3%	12.9%
	HH Income $35,000 to 49,999	13.6%	9.9%	9.3%
	HH Income $25,000 to 34,999	7.2%	4.5%	5.7%
	HH Income $15,000 to 24,999	6.8%	4.4%	5.2%
	HH Income $0 to 14,999	4.8%	4.7%	4.9%
	Average Household Income	$103,939	$133,393	$133,501
	Median Household Income	$81,208	$97,875	$98,338
	Per Capita Income	$44,967	$53,669	$54,296
	Average Disposable Income	$79,456	$95,591	$95,457
	Median Disposable Income	$68,519	$81,591	$81,959
	Discretionary HH Income Over $150,000	3.3%	7.9%	7.9%
	Discretionary HH Income $125,000 to $149,999	4.2%	7.9%	7.7%
	Discretionary HH Income $100,000 to $124,999	5.2%	7.9%	8.9%
	Discretionary HH Income $75,000 to $99,999	12.8%	14.3%	14.6%
	Discretionary HH Income $50,000 to $74,999	21.2%	22.2%	20.1%
	Discretionary HH Income $25,000 to $49,999	25.5%	22.0%	21.3%
	Discretionary HH Income Under $25,000	27.8%	17.8%	19.5%
	Average Discretionary HH Income	$54,726	$69,102	$69,137
	Median Discretionary HH Income	$46,693	$61,149	$61,068
	Householder White – Count	2,741	9,684	22,048
	Median HH Income	$88,101	$98,743	$102,202
	Average HH Income	$94,784	$105,796	$107,697
	Householder Black or African-American – Count	267	655	1,678
	Median HH Income	$76,085	$95,708	$90,009
	Average HH Income	$83,995	$100,033	$93,825
	Householder Hispanic – Count	411	914	2,472
	Median HH Income	$39,249	$76,948	$70,738
	Average HH Income	$60,148	$89,180	$84,277
	Householder Asian or Pacific Islander – Count	147	550	1,049
	Median HH Income	$79,035	$98,908	$96,774
	Average HH Income	$92,748	$109,023	$104,950
	Householder Other or Pacific Islander – Count	169	653	1,593
	Median HH Income	$43,720	$109,687	$95,617
	Average HH Income	$76,184	$109,195	$99,553

© 2014, Trade Area Systems

Extended Demographic Report - PopStats

2020 Census, 2024 Estimates & 2029 Projections
Calculated using TAS Retrieval

May 12, 2025

BRIXMOR

Latitude: 39.33228 Longitude: -74.595401

Ocean Heights Plaza Somers Point, NJ		1.00 Mile Radius	3.00 Mile Radius	5.00 Mile Radius
Gender	Male Population	4,156	14,980	34,048
	Female Population	4,478	16,098	37,180
Total Population by Age	Count of Pop 0 to 4 years	424	1,460	3,244
	Count of Pop 0 to 7 years	574	2,088	4,608
	Count of Pop 5 - 13	736	2,864	6,401
	Count of Pop 14 - 18	375	1,507	3,448
	Count of Pop 19 - 22	382	1,508	3,483
	Count of Pop 22 - 25	283	1,100	2,574
	Count of Pop 25 - 29	544	1,688	3,804
	Count of Pop 30 - 34	552	1,644	3,574
	Count of Pop 35 - 39	464	1,607	3,592
	Count of Pop 40 - 44	429	1,628	3,694
	Count of Pop 45 - 59	1,640	6,023	13,589
	Count of Pop 60 - 74	1,994	6,951	15,940
	Count of Pop 75 - 84	627	2,377	5,914
	Count of Pop 85+	183	721	1,972
	% of Pop 0 to 4 years	4.9%	4.7%	4.6%
	% of Pop 0 to 7 years	6.7%	6.7%	6.5%
	% of Pop 5 - 13	8.5%	9.2%	9.0%
	% of Pop 14 - 18	4.3%	4.8%	4.8%
	% of Pop 19 - 22	4.4%	4.9%	4.9%
	% of Pop 22 - 25	3.3%	3.5%	3.6%
	% of Pop 25 - 29	6.3%	5.4%	5.3%
	% of Pop 30 - 34	6.4%	5.3%	5.0%
	% of Pop 35 - 39	5.4%	5.2%	5.0%
	% of Pop 40 - 44	5.0%	5.2%	5.2%
	% of Pop 45 - 59	19.0%	19.4%	19.1%
	% of Pop 60 - 74	23.1%	22.4%	22.4%
	% of Pop 75 - 84	7.3%	7.6%	8.3%
	% of Pop 85+	2.1%	2.3%	2.8%
	Median Age	46.4	46.5	47.3
	Average Age	44.4	44.3	44.9
Male Population by Age	% of Pop 0 to 4 years	5.3%	5.0%	4.9%
	% of Pop 5 - 13	9.2%	9.9%	9.7%
	% of Pop 14 - 18	4.6%	5.1%	5.1%
	% of Pop 19 - 22	4.7%	5.1%	5.2%
	% of Pop 22 - 25	3.5%	3.7%	3.8%
	% of Pop 25 - 29	6.8%	5.7%	5.6%
	% of Pop 30 - 34	7.0%	5.6%	5.3%
	% of Pop 35 - 39	5.3%	5.0%	5.0%
	% of Pop 40 - 44	5.1%	5.2%	5.1%
	% of Pop 45 - 59	18.3%	18.8%	18.7%
	% of Pop 75 - 84	6.6%	7.0%	7.6%
	% of Pop 60 - 74	21.8%	21.9%	21.8%
	% of Pop 85+	1.8%	1.8%	2.1%
	Median Age	43.6	44.5	45.2
	Average Age	42.9	43.1	43.5

© 2014, Trade Area Systems

Demographic Source: Synergos Technologies, Inc

Extended Demographic Report - PopStats

2020 Census, 2024 Estimates & 2029 Projections
Calculated using TAS Retrieval

May 12, 2025

BRIXMOR

Latitude: 39.33228 Longitude: -74.595401

Ocean Heights Plaza Somers Point, NJ		1.00 Mile Radius	3.00 Mile Radius	5.00 Mile Radius
	% of Pop 0 to 4 years	4.5%	4.4%	4.2%
	% of Pop 5 - 13	7.9%	8.6%	8.3%
	% of Pop 14 - 18	4.1%	4.6%	4.6%
	% of Pop 19 - 22	4.2%	4.6%	4.6%
	% of Pop 22 - 25	3.0%	3.4%	3.4%
	% of Pop 25 - 29	5.8%	5.2%	5.1%
	% of Pop 30 - 34	5.9%	5.0%	4.8%
	% of Pop 35 - 39	5.4%	5.3%	5.0%
	% of Pop 40 - 44	4.9%	5.2%	5.3%
	% of Pop 45 - 59	19.7%	19.9%	19.4%
	% of Pop 60 - 74	24.3%	22.8%	22.9%
	% of Pop 75 - 84	7.8%	8.2%	9.0%
	% of Pop 85+	2.4%	2.8%	3.4%
	Median Age	48.8	48.3	49.1
	Average Age	45.8	45.5	46.2
Race	Count of White	6,467	23,930	52,551
	Count of Black or African-American	688	1,999	5,500
	Count of Asian or Pacific Islander	405	1,676	3,764
	Count of Other races	1,074	3,473	9,414
	White	74.9%	77.0%	73.8%
	Black or African American	8.0%	6.4%	7.7%
	Asian	4.7%	5.4%	5.3%
	Other Races	12.4%	11.2%	13.2%
Language Spoken	Speak English at Home	80.9%	82.3%	81.9%
	Speak Spanish at Home	9.7%	8.0%	9.3%
	Speak French or French Creole at Home	0.2%	0.4%	0.8%
	Speak German at Home	0.0%	0.3%	0.3%
	Speak Other Indo-European Languages at Home	1.7%	3.7%	3.2%
	Speak Russian and Other Slavic Languages at Home	1.2%	1.2%	1.2%
	Speak Chinese at Home	3.2%	2.1%	1.6%
	Speak Korean at Home	0.0%	0.3%	0.4%
	Speak Vietnamese at Home	0.1%	0.1%	0.1%
	Speak Other Asian Languages at Home	0.9%	0.4%	0.2%
	Speak Tagalog and Other Pacific Languages at Home	1.5%	1.0%	0.8%
	Speak Other Language at Home	0.6%	0.3%	0.2%
Hispanic	Hispanic Population	1,167	3,148	9,004
	Hispanic Population Percent	13.5%	10.1%	12.6%
	Mexican	55.5%	38.6%	32.0%
	Puerto Rican	19.2%	28.5%	30.6%
	Cuban	2.8%	3.9%	2.5%
	Dominican	3.7%	6.6%	13.5%
	Central American	3.6%	7.1%	7.2%
	South American	12.7%	11.5%	10.1%
	Other Hispanic	2.5%	3.7%	4.1%
	2000 Hispanic Population Percent	5%	4%	5%
	1990 Hispanic Population Percent	3%	2%	2%

© 2014, Trade Area Systems

Demographic Source: Synergos Technologies, Inc

Extended Demographic Report - PopStats

2020 Census, 2024 Estimates & 2029 Projections

Calculated using TAS Retrieval

May 12, 2025

BRIXMOR

Latitude: 39.33228 Longitude: -74.595401

Ocean Heights Plaza Somers Point, NJ		1.00 Mile Radius	3.00 Mile Radius	5.00 Mile Radius
Ancestry	American (percent of total population)	1.9%	2.6%	2.9%
	American	1.9%	2.5%	2.7%
	Native American (ie. Indian/Eskimo)	0.1%	0.1%	0.1%
	Hawaiian/Pacific Islander	0.0%	0.0%	0.0%
	Asian (percent of total population)	4.6%	5.3%	5.2%
	Chinese	1.8%	1.4%	1.2%
	Japanese	0.0%	0.0%	0.1%
	Korean	0.2%	0.7%	0.9%
	South Central Asian (ie. Indian)	0.7%	1.4%	1.4%
	South East Asian (ie. Vietnamese)	1.8%	1.5%	1.4%
	Other Asian	0.1%	0.2%	0.3%
	European (percent of total population)	45.0%	49.0%	48.1%
	British	5.2%	5.6%	5.5%
	Dutch	0.5%	0.5%	0.4%
	French	0.8%	0.7%	0.6%
	German	7.4%	8.0%	7.9%
	Italian	9.9%	11.5%	12.0%
	Polish	2.0%	2.4%	2.5%
	Scandinavian	0.7%	0.8%	0.7%
	Scotch/Irish	13.9%	14.1%	13.4%
	Other European (ie. Greek/Russian)	4.6%	5.4%	5.0%
	Middle Eastern	0.4%	0.5%	0.3%
	Other Ancestry	21.1%	18.5%	17.8%
	Unclassified Ancestry	13.5%	14.0%	13.1%
Education (Age 25+)	Adult Population (25 Years or Older)	6,434	22,639	52,079
	Elementary (0 to 8)	3.7%	2.7%	2.6%
	Some High School (9 to 11)	8.4%	5.3%	4.6%
	High School Graduate (12)	29.6%	27.5%	26.9%
	Some College (13 to 16)	16.7%	17.7%	16.9%
	Associates Degree Only	8.1%	7.7%	7.6%
	Bachelors Degree Only	20.2%	23.7%	25.2%
	Graduate Degree	13.5%	15.4%	16.1%
	% College (4+)	33.6%	39.0%	41.4%
Household Type	Total Households – count	3,735	12,456	28,840
	One Person HHs – count	1,186	3,294	8,167
	Family HHs – count	2,236	8,447	19,355
	Married Couple – count	1,756	6,761	15,456
	w/own children – count	601	2,312	5,483
	w/out own children – count	1,155	4,449	9,972
	Male Householder – count	130	474	1,017
	Female Householder – count	349	1,212	2,881
	Non-Family Households – count	313	715	1,318
	1 Person Household	31.8%	26.4%	28.3%
	2 Person Household	35.1%	34.7%	34.0%
	3 Person Household	14.8%	16.4%	15.4%
	4 Person Household	11.0%	13.7%	13.1%
	5 Person Household	4.9%	5.6%	5.7%
	6 Person Household	1.6%	2.1%	2.2%
	7+ Person Household	0.9%	1.2%	1.3%
	% Households With Children	22.8%	25.5%	25.3%

© 2014, Trade Area Systems

Demographic Source: Synergos Technologies, Inc

Extended Demographic Report - PopStats

2020 Census, 2024 Estimates & 2029 Projections
Calculated using TAS Retrieval

May 12, 2025

BRIXMOR

Latitude: 39.33228 Longitude: -74.595401

Ocean Heights Plaza Somers Point, NJ		1.00 Mile Radius	3.00 Mile Radius	5.00 Mile Radius
Housing	Total Housing Units	4,094	13,953	41,819
	Owner Occupied Percent	54.4%	68.4%	52.7%
	Renter Occupied Percent	36.9%	20.9%	16.3%
	Vacant Housing Percent	8.8%	10.7%	31.0%
	Total Housing Units (Census 2000)	4,043	12,046	39,022
Home Value (Owner Occupied)	Property Value $1,000,000 or more	4.1%	4.7%	9.5%
	Property Value $750,000 to $999,999	3.5%	5.2%	7.9%
	Property Value $500,000 to $749,999	25.3%	31.6%	26.0%
	Property Value $400,000 to $499,999	20.5%	20.7%	16.7%
	Property Value $300,000, to $399,999	29.0%	23.6%	17.5%
	Property Value $200,000 to $299,999	15.1%	9.7%	8.9%
	Property Value $150,000 to $199,999	0.7%	0.9%	2.1%
	Property Value $100,000 to $149,999	0.2%	0.4%	1.6%
	Property Value $60,000 to $99,999	0.4%	0.6%	0.9%
	Property Value $40,000 to $59,999	0.7%	0.4%	0.6%
	Property Value $0 to $39,999	0.7%	1.0%	1.5%
	Median Home Value	$416,366	$464,952	$501,866
Wealth per Household	$0 and under - percent	17.5%	15.8%	15.7%
	$1 to $4999 - percent	8.7%	7.4%	7.4%
	$5k to $9999 - percent	4.6%	4.1%	4.0%
	$10k to $24999 - percent	6.4%	6.0%	5.9%
	$25k to $49999 - percent	6.8%	6.7%	6.7%
	$50k to $99999 - percent	10.2%	10.3%	10.3%
	$100k to $249999 - percent	18.0%	18.9%	19.0%
	$250k to $499999 - percent	13.1%	14.2%	14.3%
	$500k+ - percent	14.8%	16.5%	16.7%
	Median HH Wealth	$79,805	$97,965	$99,542
	Avg HH Wealth	$240,199	$262,933	$265,176
Economic Viability	Economic Viability Local	258	266	258
	Economic Viability Indexed	95	98	96
Occupation (Employed Civilians Age 16+)	Employed Civilian Pop 16+ by Occupation	4,719	16,613	37,128
	Managerial/Executive	15.3%	15.4%	15.3%
	Professional Specialty	20.9%	26.9%	28.0%
	Healthcare Support	3.1%	1.8%	1.7%
	Sales	10.2%	9.5%	10.8%
	Office & Administrative Support	12.5%	12.0%	10.6%
	Protective Service	3.9%	2.8%	3.3%
	Food Preperation	14.9%	10.8%	8.3%
	Building Maintenance & Cleaning	3.3%	3.6%	3.4%
	Personal Care	1.4%	3.2%	4.6%
	Farming, Fishing, & Forestry	0.0%	0.0%	0.1%
	Construction	5.3%	6.8%	6.2%
	Production & Transportation	9.2%	7.1%	7.8%
	Percent White Collar Workers	62.0%	65.7%	66.4%
	Percent Blue Collar Workers	38.0%	34.3%	33.6%

© 2014, Trade Area Systems

Demographic Source: Synergos Technologies, Inc

Extended Demographic Report - PopStats

2020 Census, 2024 Estimates & 2029 Projections
Calculated using TAS Retrieval

May 12, 2025

BRIXMOR

Latitude: 39.33228 Longitude: -74.595401

Ocean Heights Plaza Somers Point, NJ		1.00 Mile Radius	3.00 Mile Radius	5.00 Mile Radius
	Agriculture/Mining/Construction	7.0%	6.6%	6.1%
	Manufacturing	4.6%	3.5%	3.7%
	Transportation	3.8%	4.5%	4.4%
	Information	0.9%	1.7%	1.4%
	Wholesale/Retail	16.6%	14.9%	13.6%
	Finance, Insurance, Real Estate	4.3%	6.2%	7.1%
	Professional Services	6.0%	8.5%	7.9%
	Management Services	0.0%	0.1%	0.2%
	Administrative/Waste Services	3.9%	3.7%	3.2%
	Educational Services	22.8%	24.7%	25.4%
	Entertainment Services	22.5%	17.1%	17.1%
	Other Professional Services	1.8%	2.7%	3.6%
	Public Administration	5.7%	5.7%	6.3%
Vehicles per HH	No Vehicles	11.5%	6.4%	6.0%
	1 Vehicle	37.2%	30.6%	33.6%
	2 Vehicles	35.2%	39.5%	39.6%
	3 or more vehicles	16.1%	23.6%	20.8%
	Average Number of Vehicles	1.64	1.89	1.83
Change	Births (last 12 months)	90	304	690
	Deaths (last 12 months)	80	290	711
	Migration (last 12 months)	41	147	147
Work place	Workplace Establishments	328	1,027	2,538
	Workplace Employees (FTE)	3,330	10,618	23,852

© 2014, Trade Area Systems

Demographic Source: Synergos Technologies, Inc