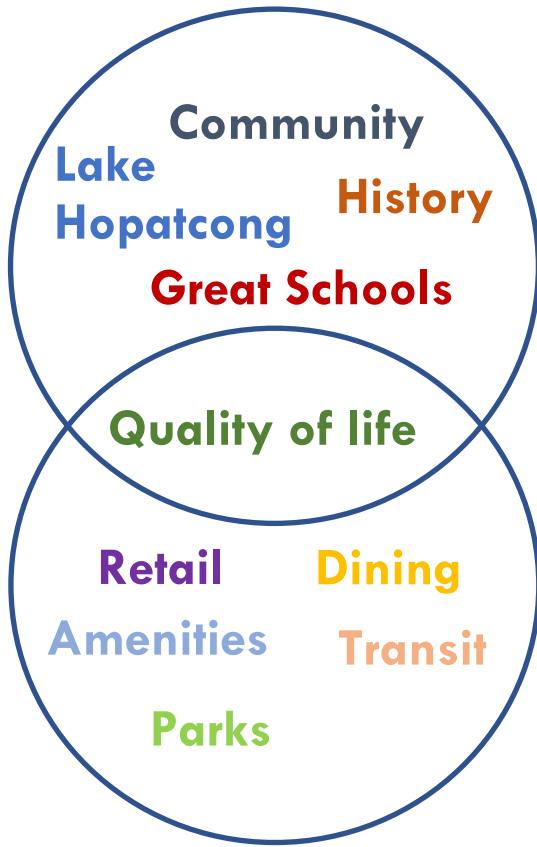




The Borough of Mount Arlington Community & Market Profile





Welcome to Mount Arlington

One of the most desirable places in Northern New Jersey. Mount Arlington is situated in the western portion of Morris County less than 50 miles from New York City. Comprising 2.9 square miles, Mount Arlington is an area of rich history with a bright future. The Borough offers community-focused amenities and convenient access to public transit. Close proximity to Minisink County Park and Lake Hopatcong provides countless opportunities for outdoor recreation including lake activities and hiking trails. Just under an hour from Manhattan, the Borough of Mount Arlington provides unique opportunities for all lifestyles.

A background image showing a serene lake scene. In the foreground, there's a grassy bank with tall reeds. The lake is calm, reflecting the sky. In the background, a dense forest covers a hillside under a clear blue sky.

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Extraordinary Market

The market in Mount Arlington and the surrounding area is exceptional by all standards. Of the Borough's 2,398 households, an estimated 43.3% made \$100,000 or more in annual income. This was higher than the State's share of households in this income bracket (38.6%) and in line with Morris County's annual household incomes (53.8%).



In a 3-mile radius...

There are **33,696** people in **12,917** households.

The average household income is **\$107,865**.

34.7% of individuals have a bachelor's degree or higher.

19.4% of households have an annual income of \$150k+.

Within a 12-minute drive...

There are **49,757** people in **19,033** households.

The average household income is **\$110,071**.

35.9% of individuals have a bachelor's degree or higher.

21.4% of households have an annual income of \$150k+.

Local Business

SIC Codes	# of Businesses	%
Agriculture & Mining	4	1.70%
Construction	21	9.00%
Manufacturing	3	1.30%
Transportation	8	3.40%
Communication	1	0.40%
Utility	3	1.30%
Wholesale Trade	9	3.90%
Retail Trade Summary	33	14.20%
Home Improvements	1	0.40%
General Merchandise stores	0	0.00%
Food Stores	3	1.30%
Auto dealers, Gas Stations, Auto Aftermarket	6	2.60%
Apparel & accessory stores	0	0.00%
Furniture & Home Furnishings	0	2.60%
Eating & Drinking Places	12	5.20%
Miscellaneous Retail	5	2.10%
Finance, Insurance, Real Estate Summary	27	11.60%
Banks, Savings & Lending Institutions	9	3.90%
Securities Brokers	0	0.00%
Insurance Carriers & Agents	5	2.10%
Real Estate, Holdings, Other Investments	13	5.60%
Service Summary	98	42.10%
Hotels & Lodging	1	0.40%
Automotive services	3	1.30%
Motion Pictures & Amusements	6	2.60%
Health Services	14	6.00%
Legal Services	3	1.30%
Education Institutions & Libraries	5	2.10%
Other Services	66	28.30%
Government	16	6.90%
Unclassified Establishments	10	4.30%
Total	233	100%

Source: American Community Survey 5-Year Estimates

Mount Arlington businesses are primarily composed of **Professional, Scientific & Tech Services** (14.20% of jobs), **Construction** (9.40%) **Health Care & Social Assistance** (9.00%), and **Retail Trade** (9.00%). Other sectors that provide employment within the Borough include Public Administration (6.90%), Finance & Insurance (6.00%), and Accommodation & Food Services (6.00%).



The 223 reported businesses employed a total of 2,227 people at their Mount Arlington locations for an average of 10 workers per location. The Borough's businesses brought in a reported \$316 million in total annual revenue.

NAICS Code	# of Businesses	%
Agriculture, Forestry, Fishing & Hunting	0	0.00%
Mining	0	0.00%
Utilities	1	0.40%
Construction	22	9.40%
Manufacturing	2	0.90%
Wholesale Trade	6	2.60%
Retail Trade	21	9.00%
Motor Vehicle & Parts Dealers	4	1.70%
Furniture & Home Furnishings Stores	0	0.00%
Electronics & Appliance Stores	5	2.10%
Bldg Material & Garden Equipment & Supplies Dealers	1	0.40%
Food & Beverage Stores	3	1.30%
Health & Personal Care Stores	2	0.90%
Gasoline Stations	2	0.90%
Clothing & Clothing Accessories Stores	0	0.00%
Sport Goods, Hobby, Book, & Music Stores	1	0.40%
General Merchandise Stores	0	0.00%
Miscellaneous Store Retailers	2	0.90%
Nonstore Retailers	1	0.40%
Transportation & Warehousing	6	2.60%
Information	4	1.70%
Finance & Insurance	14	6.00%
Central Bank/Credit Intermediation & Related Activities	9	3.90%
Securities, Commodity Contracts & Other Financial	0	0.00%
Insurance Carriers & Related Activities; Funds, Trusts &	5	2.10%
Real Estate, Rental & Leasing	14	6.00%
Professional, Scientific & Tech Services	33	14.20%
Legal Services	3	1.30%
Management of Companies & Enterprises	0	0.00%
Administrative & Support & Waste Management & Remediation	10	4.30%
Educational Services	6	2.60%
Health Care & Social Assistance	21	9.00%
Arts, Entertainment & Recreation	4	1.70%
Accommodation & Food Services	14	6.00%
Accommodation	1	0.40%
Food Services & Drinking Places	13	5.60%
Other Services (except Public Administration)	29	12.40%
Automotive Repair & Maintenance	2	0.90%
Public Administration	16	6.90%
Unclassified Establishments	10	4.30%
Total	233	100.00%

Source: American Community Survey 5-Year Estimates

Population Demographics

Mount Arlington is a complete community with a balance of families, young people and seniors. Mount Arlington's population is growing and becoming more diverse. The population increased between 2010 and 2018 in most age cohorts. Likewise, diversity also increased between 2010 and 2018. The largest age cohort in the Borough are people aged 45-54 at just over 16 percent of the population. Mount Arlington is host to a large senior community with the second largest age cohort being people aged 65-74 at just under 14 percent. Young adults aged 25-34 make up the third largest age cohort at just under 12 percent of the population.

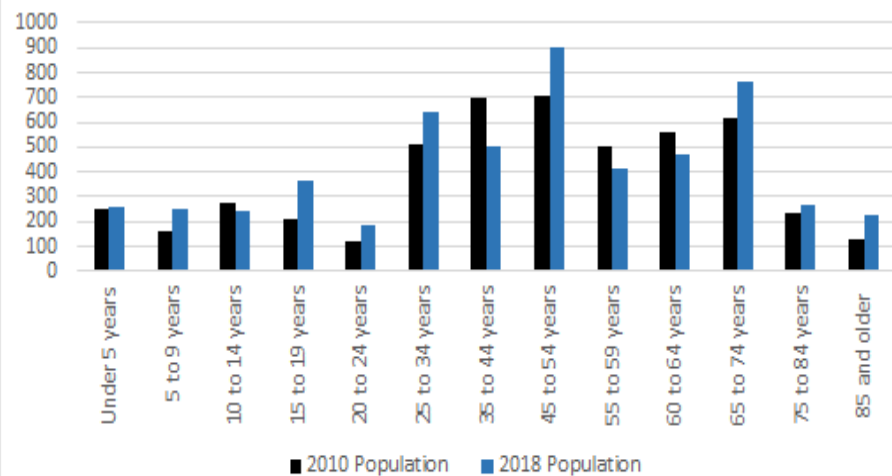
	2010 Population	2018 Population
Under 5 years	255	261
5 to 9 years	161	253
10 to 14 years	277	246
15 to 19 years	211	364
20 to 24 years	123	183
25 to 34 years	513	643
35 to 44 years	700	507
45 to 54 years	704	900
55 to 59 years	503	414
60 to 64 years	557	470
65 to 74 years	620	766
75 to 84 years	236	271
85 years and over	132	229
Total	4,992	5,507

Source: American Community Survey 5-Year Estimates

Population by Race & Ethnicity



Population Chart



Market Segments

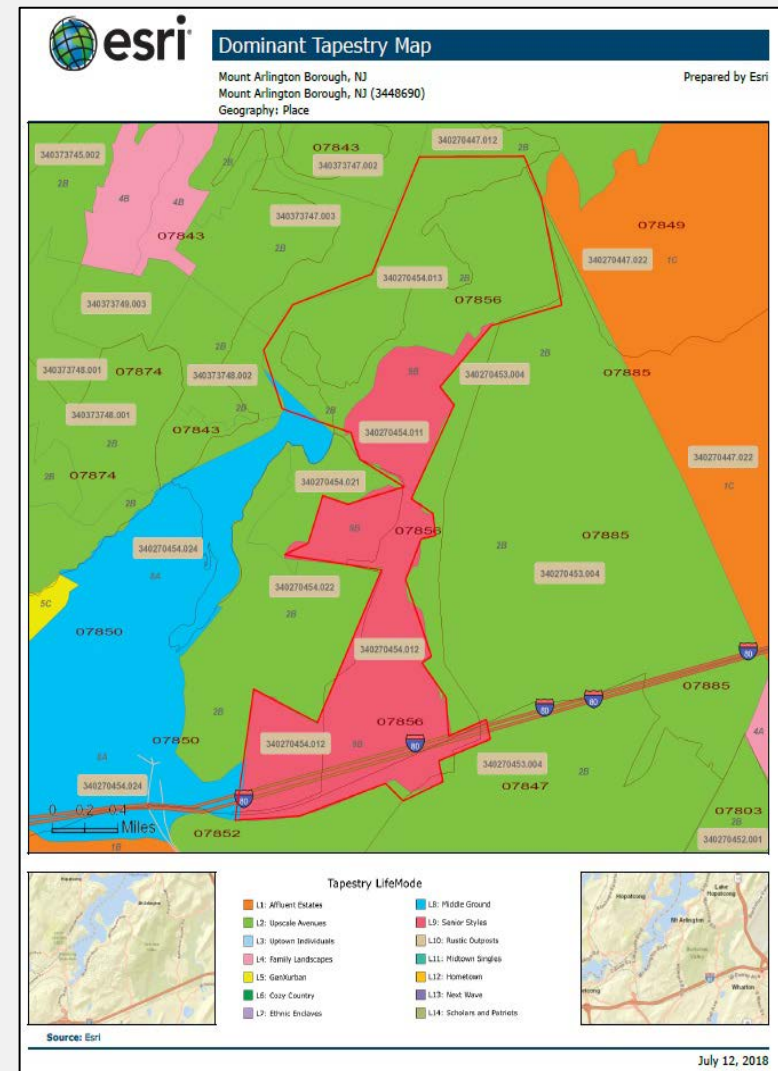
In 2018, the median household income in Mount Arlington was \$87,878. There were 1,741 owner-occupied households and 672 renter-occupied households. Households primarily consist of those in the **Golden Year** and **Pleasantville** market tapestry segments. Tapestry segmentation is the number of people in a household and type of households (family includes married, couples & single parents, single households shared households). Tapestry segmentation is based on not only demographics but also socioeconomic characters. It describes neighborhoods in easy-to-visualize terms.

Real Estate Data	
Owner Occupied Households	1,741
Renter Occupied Households	672
Gross Rent Per S.F. for office space	\$15 - \$24
Average rent for Industry Space (per SF)	\$15 - \$24
Average rent for retail Space (SF)	\$11 - \$17

Rank	Tapestry Segmentation	Household %	US Household %
1	Golden Years (9B)	78.9 %	1.3 %
2	Pleasantville (2B)	21.1	2.2 %

Golden year: This market is primary empty nester married couples or singles living alone. Those still active in labor force are employed in professional occupations. However, these consumers are actively pursuing a variety of leisure interests, travel, sports dining out, museums and live theater.

Pleasantville: situated principally in older housing in suburban area's in the northeast (especially in New York and New Jersey and secondly in the west (especially in California), these slightly older couples move less than any other market, many couples have already transitioned to empty nesters. Many are still home to adult children; families own older single-family homes and maintain their standard of living with dual incomes.



Local Amenities

Mount Arlington has a variety of retail shops, restaurants, parks, and personal service establishments that serve the local and professional community.



Mount Arlington Senior/Civic Center



Mount Arlington Public Library

Parks

- Fireman's Field
- Memorial Park
- Arthur R. Ondish Memorial Beach
- Lee's County Park
- Berkshire Valley State Wildlife Area
- Sandra Drive Community Garden and Open Space
- Lake Rogerene Trail

Professional Services

- Arlington Family & Cosmetic dental
- Kessler Rehabilitation Center
- Morris Sussex Oral Surgeon
- The Neuro Cognitive Institute
- Attorney Holovacs Warden

Shopping

- Mount Arlington Pharmacy
- Dollar Tree
- Metro Mart
- Quick Chek

Restaurants

- New China Restaurant
- Andy's Roadside Dive
- Pub 199
- Blossom Asian Bistro
- Frank's Pizza
- Davy's Hot Dogs & Grill
- Pat's Bar
- Bagel Place

Fitness

- FTC Fitness Center

Science & Technology

- Alison Science & Technology
- Bio Med Technologies
- Camber Corporation
- AGO Insurance Software Inc.
- AR Management Company
- Exigent Technologies

Community

- Mount Arlington Library
- Senior & Civic Center
- Elk's Lodge

Lakes & Amenities

- Lake Hopatcong
- Lake Rogerene
- Lake Hopatcong Yacht Club
- Lee's County Marina
- Barnes Brothers Marina

Mount Arlington Schools

School Ranking: Roxbury High School	
2018 Ranking	142
2016 Ranking	52
Grade 12 Enrollment	308
Student / Faculty ratio	11
# of AP/IB subjects offered	20
% students grade 11-12 taking at least one AP/ IB course	24.0
Total AP/IB tests taken as a % of total 11-12 graders	29.21
% students grade 9-12 taking at least one arts course	68
% students scoring at or above 530 for math SAT	68
% students scoring at or above 480 for reading & writing SAT	84
% students taking one or more exam who scored at least one AP 3+ or IB 4+	15.9
4-year adjusted cohort graduation rate	93.3
% students enrolled in college 16 months after HS	88



Secondary School

Roxbury High School

Primary Schools

Edith M. Decker School

Mount Arlington Public School

Tax Rate & Allocation

School:	57.3%
County/	
Open Space:	11.4%
Borough:	29.8%
Library:	1.5%

Current Tax Rate: \$2.69

Commute and Distance Info / Public Transit

Local Via Car	
Mt. Arlington – Parsippany	17 Miles
Mt. Arlington – NYC	47 Miles
Mt. Arlington – Newark	33 Miles
Other Commute Times Via Car	
Mt. Arlington – Boston	254 Miles
Mt. Arlington – Washington DC	249 Miles
Mt. Arlington – Philadelphia	118 Miles
Means of transportation to work	
Car, Truck, or Van	88.9%
Public transit	0 %
Walked	0.6%
Bicycle	0%
Taxicab, Motorcycle	0%
Worked from Home	10.5 %

NJ Transit provides services at the Mount Arlington Train Station on the Morristown line and the Montclair-Boonton Line to Newark Broad Street Station, Hoboken Terminal, Secaucus Junction and New York Penn Station in Midtown Manhattan Via Midtown Direct Service.

Lakeland Bus Lines also provides service along Interstate 80 bringing riders from Mount Arlington to Port Authority Bus Terminal in Midtown Manhattan.

