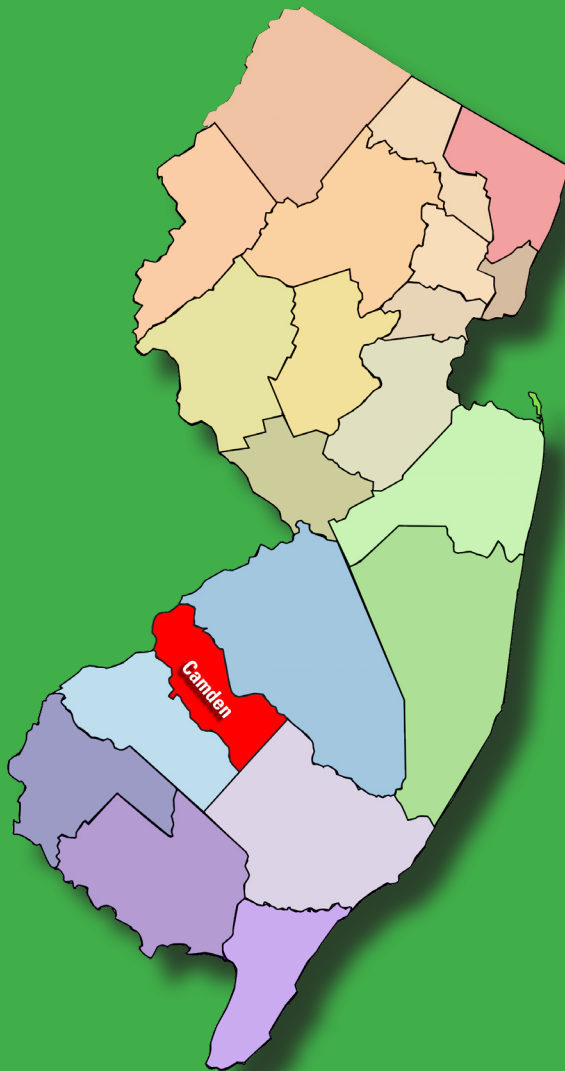


# County Profile

## Camden County



### Demographics

Population	
Population estimates, July 1, 2024	533,988
Population, percent change - April 1, 2020 (estimates base) to July 1, 2024	2.0%
Population, Census, April 1, 2020	523,485
Age and Sex	
Persons under 5 years, percent	5.9%
Persons under 18 years, percent	22.6%
Persons 65 years and over, percent	16.9%
Female persons, percent	51.6%
Race and Hispanic Origin	
White alone, percent	67.3%
Black alone, percent	22.5%
American Indian and Alaska Native alone, percent	0.8%
Asian alone, percent	6.3%
Native Hawaiian and Other Pacific Islander alone, percent	0.2%
Two or More Races, percent	3.0%
Hispanic or Latino, percent	19.5%
White alone, not Hispanic or Latino, percent	53.2%
Education	
High school graduate or higher, percent of persons age 25 years+, 2019-2023	89.8%
Bachelor's degree or higher, percent of persons age 25 years+, 2019-2023	35.3%
Income and Poverty	
Median households income (in 2023 dollars), 2019-2023	\$86,384
Per capita income in past 12 months (in 2023 dollars), 2019-2023	\$44,380
Persons in poverty, percent	12.3%
Geography	
Population per square mile, 2020	2364.9
Land area in square miles, 2020	221.36

Source: Census.gov



USS New Jersey  
on the Waterfront

### Major Private Sector Employers

Company Name	Industry
Ancora Psychiatric Hospital	Hospitals
Beverage Distribution Center, Inc.	Beverages Manufacturers
Campbell's Co.	Food Products & Manufacturers
Cooper Anesthesia Associates, PC	Clinics
Cooper University Health Care	Health Services
Hikma Pharmaceuticals	Drug Manufacturers
Pepsi Beverages Co.	Bottlers Manufacturers
Subaru Of America, Inc.	Loans
United States Cold Storage	Warehouses-Cold Storage
Virtua Voorhees Hospital	Hospitals

Source: Salesgenie.com

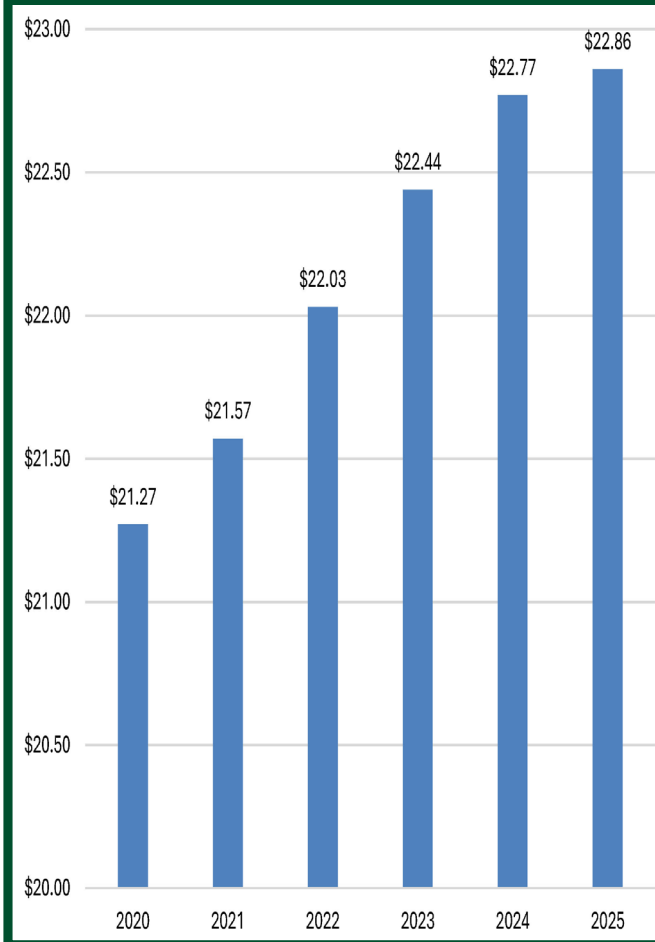
### Largest Municipalities

Municipality	Population
Cherry Hill Township	58,543
Camden City	71,654
Camden	70,674
Gloucester Township	66,765
Sicklerville	57,316

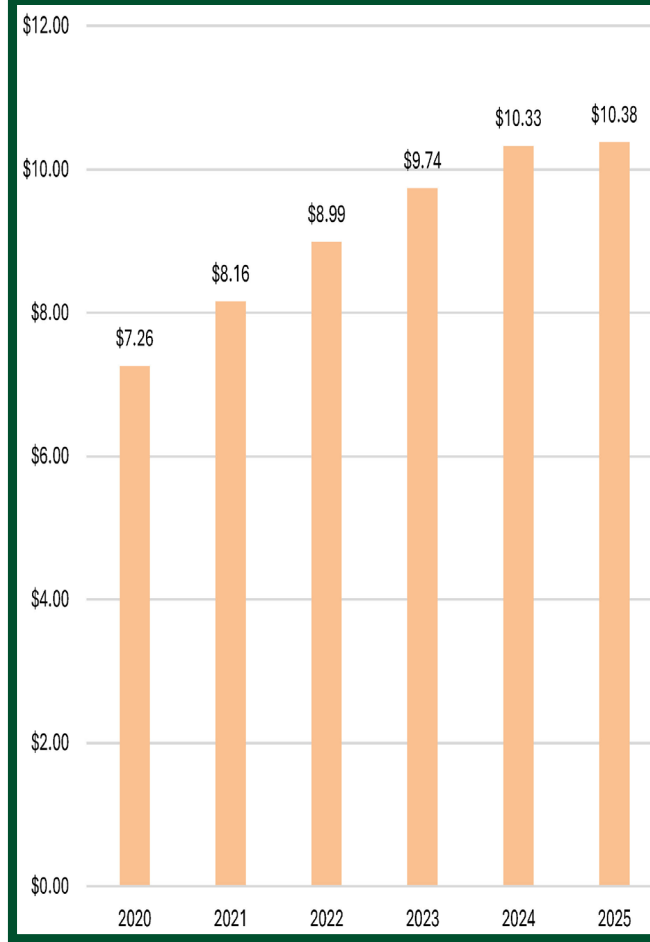
Source: worldpopulationreview.com

## Market Rates PSF

### Office Market Rate PSF



### Industrial Market Rate PSF



### Retail Market Rate PSF



Source: Costar.com