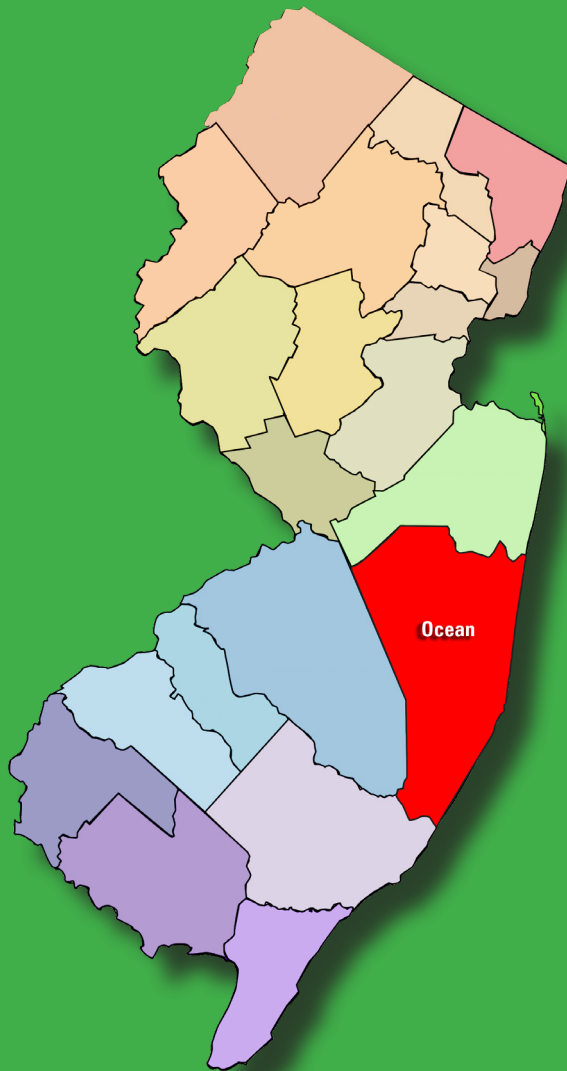


# County Profile

## Ocean County



### Demographics

Population	
Population estimates, July 1, 2024	666,434
Population, percent change - April 1, 2020 (estimates base) to July 1, 2024	4.6%
Population, Census, April 1, 2020	637,229
Age and Sex	
Persons under 5 years, percent	7.4%
Persons under 18 years, percent	25.0%
Persons 65 years and over, percent	23.0%
Female persons, percent	51.3%
Race and Hispanic Origin	
White alone, percent	92.0%
Black alone, percent	4.0%
American Indian and Alaska Native alone, percent	0.3%
Asian alone, percent	2.1%
Native Hawaiian and Other Pacific Islander alone, percent	0.1%
Two or More Races, percent	1.5%
Hispanic or Latino, percent	11.0%
White alone, not Hispanic or Latino, percent	82.4%
Education	
High school graduate or higher, percent of persons age 25 years+, 2019-2023	93.3%
Bachelor's degree or higher, percent of persons age 25 years+, 2019-2023	33.7%
Income and Poverty	
Median households income (in 2023 dollars), 2019-2023	\$86,411
Per capita income in past 12 months (in 2023 dollars), 2019-2023	\$43,900
Persons in poverty, percent	10.0%
Geography	
Population per square mile, 2020	1014.2
Land area in square miles, 2020	628.29

Source: Census.gov



Island Beach State Park

### Major Private Sector Employers

Company Name	Industry
Amergen Energy	Energy Management Systems
Anchor Auto Lease	Automobile Leasing
Celebrity Ford, Inc.	Automobile Dealers
Community Medical Ctr	Medical Laboratories
Earl Construction	Construction Companies
Fantasy Island Amusement Park	Amusement & Theme Parks
Ferguson Plumbing	Pipe Wholesale
Hackensack Meridian	Hospitals
Monmouth Medical Center	Hospitals
Pine Belt Cadillac	Automobile Dealers

Source: Salesgenie.com

### Largest Municipalities

Municipality	Population
Lakewood Township	1,409,192
Toms River Township	100,505
Brick Township	76,665
Lakewood	72,243
Jackson Township	60,579

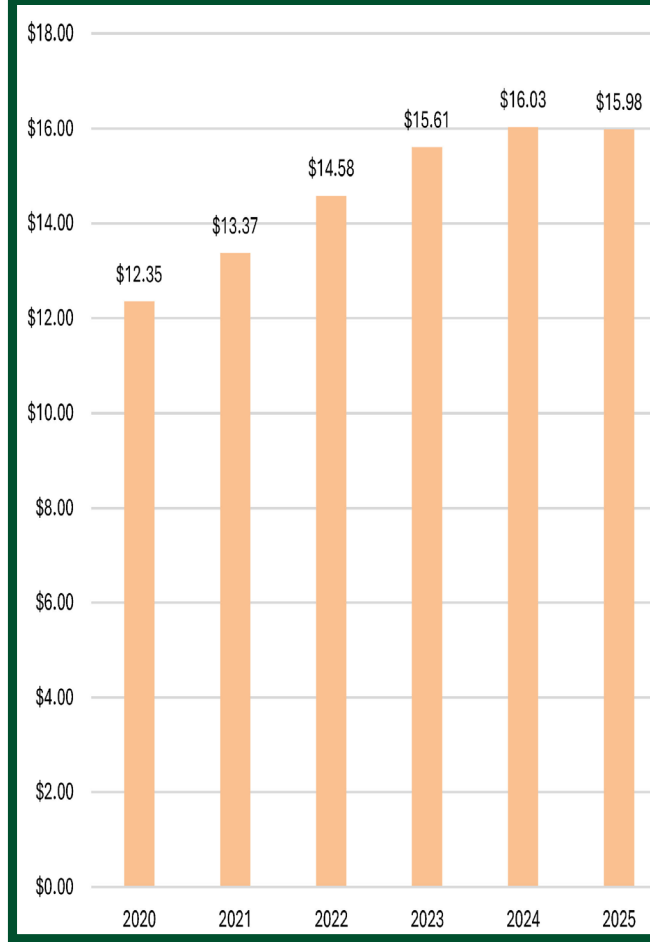
Source: worldpopulationreview.com

## Market Rates PSF

### Office Market Rate PSF



### Industrial Market Rate PSF



### Retail Market Rate PSF



Source: Costar.com