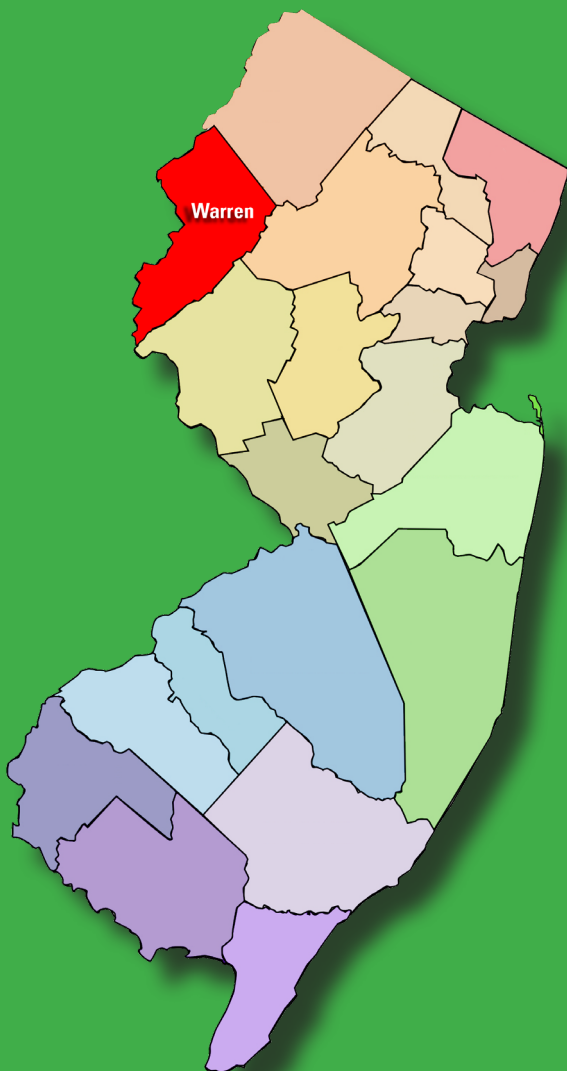


# County Profile

## Warren County



### Demographics

Population	
Population estimates, July 1, 2024	112,031
Population, percent change - April 1, 2020 (estimates base) to July 1, 2024	2.2%
Population, Census, April 1, 2020	109,632
Age and Sex	
Persons under 5 years, percent	4.8%
Persons under 18 years, percent	19.2%
Persons 65 years and over, percent	20.3%
Female persons, percent	50.5%
Race and Hispanic Origin	
White alone, percent	86.3%
Black alone, percent	7.7%
American Indian and Alaska Native alone, percent	0.5%
Asian alone, percent	3.2%
Native Hawaiian and Other Pacific Islander alone, percent	0.1%
Two or More Races, percent	2.1%
Hispanic or Latino, percent	13.7%
White alone, not Hispanic or Latino, percent	75.0%
Education	
High school graduate or higher, percent of persons age 25 years+, 2019-2023	94.0%
Bachelor's degree or higher, percent of persons age 25 years+, 2019-2023	36.4%
Income and Poverty	
Median households income (in 2023 dollars), 2019-2023	\$99,526
Per capita income in past 12 months (in 2023 dollars), 2019-2023	\$48,232
Persons in poverty, percent	8.3%
Geography	
Population per square mile, 2020	307.5
Land area in square miles, 2020	356.92

Source: Census.gov



View of Delaware Water Gap from Mount Tammany

### Major Private Sector Employers

Company Name	Industry
Access Information Management	Documents Storage
Avantor Performance Materials	Pharmaceutical Preparation
Borealis Compounds, LLC	Wire Goods
Hackettstown Medical Center	Hospitals
Home Depot	Home Centers
Mars Wrigley	Candy Manufacturers
McWane Ductile	Ironwork Manufacturers
ShopRite	Grocers
St. Luke's Hospital	Hospitals
TA Travel Center	Truck Stops & Plazas

Source: Salesgenie.com

### Largest Municipalities

Municipality	Population
Washington Township	49,698
Washington	18,328
Phillipsburg	15,397
Phillipsburg Township	15,388
Hackettstown Township	10,131

Source: worldpopulationreview.com

## Market Rates PSF

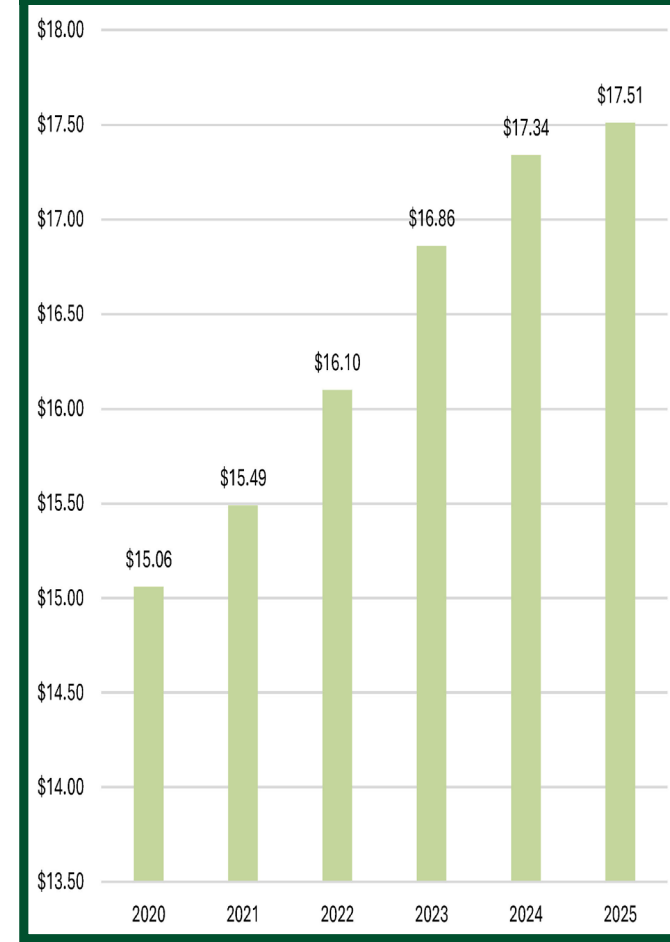
### Office Market Rate PSF



### Industrial Market Rate PSF



### Retail Market Rate PSF



Source: Costar.com