



Monmouth County Municipal Market Report

Hazlet, NJ

Prepared by Esri



Demographics

Population		2010		2022		2027	
Total Population		20,334		20,408		20,817	
Population Density		3,651.0		3,664.2		3,737.7	
Compounded Annual Growth Rate		N/A		0.62%		0.40%	
<i>Growth Rate Time Period</i>		<i>N/A</i>		<i>(2020-2022)</i>		<i>(2022-2027)</i>	
Race & Ethnicity		2010		2022		2027	
White		18,694	92%	16,985	83%	16,980	82%
African American		301	1%	378	2%	378	2%
American Indian/Alaska Native		15	0%	48	0%	54	0%
Asian		691	3%	713	3%	746	4%
Pacific Islander		3	0%	11	0%	11	0%
Some Other Race		322	2%	665	3%	792	4%
Two or More Races		308	2%	1,608	8%	1,856	9%
Hispanic Origin (Any Race)		1,601	8%	2,391	12%	2,588	12%
Generations (2022)							
Generation Alpha Population (Born 2017 or Later)				1,090		5%	
Generation Z Population (Born 1999 to 2016)				4,036		20%	
Millennial Population (Born 1981 to 1998)				4,353		21%	
Generation X Population (Born 1965 to 1980)				4,463		22%	
Baby Boomer Population (Born 1946 to 1964)				4,946		24%	
Silent & Greatest Generations Population (Born 1945/Earlier)				1,520		7%	
Age (2022)							
2022 Child Population (Age <18)				3,851		19%	
Working-Age Population (Age 18-64)				12,331		60%	
Senior Population (Age 65+)				4,226		21%	
Median Age (Esri)				45.2		N/A	

Source: ACS, Esri, Esri-Data Axle, U.S. Census



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Housing

Housing Units	2022		2027	
Owner Occupied Housing Units	6,354	88%	6,483	87%
Renter Occupied Housing Units	880	12%	941	13%
Total Housing Units	7,575	N/A	7,781	N/A
Home Values				
Less than \$50,000	184	3%	189	3%
\$50,000-\$99,999	77	1%	55	1%
\$100,000-\$149,999	27	0%	15	0%
\$150,000-\$199,999	44	1%	25	0%
\$200,000-\$249,999	392	6%	279	4%
\$250,000-\$299,999	600	9%	446	7%
\$300,000-\$399,999	2,738	43%	2,563	40%
\$400,000-\$499,999	1,499	24%	1,778	27%
\$500,000-\$749,999	663	10%	950	15%
\$750,000-\$999,999	126	2%	181	3%
\$1,000,000-\$1,499,999	4	0%	2	0%
\$1,500,000-\$1,999,999	0	0%	0	0%
\$2,000,000 or greater	0	0%	0	0%
Median Home Value	\$367,677	N/A	\$387,105	N/A
Average Home Value	\$383,558	N/A	\$409,116	N/A



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Income & Employment

Household Income	2022		2027	
Less than \$15,000	263	4%	185	2%
\$15,000-\$24,999	355	5%	268	4%
\$25,000-\$34,999	477	7%	358	5%
\$35,000-\$49,999	358	5%	229	3%
\$50,000-\$74,999	727	10%	535	7%
\$75,000-\$99,999	926	13%	810	11%
\$100,000-\$149,999	1,680	23%	2,248	30%
\$150,000-\$199,999	1,231	17%	1,472	20%
\$200,000 or greater	1,217	17%	1,319	18%
Median Household Income	\$110,799	N/A	\$123,338	N/A
Average Household Income	\$138,987	N/A	\$155,965	N/A
Per Capita Income	\$49,291	N/A	\$55,646	N/A

Labor Force	2020		2022	
Civilian Population Age 16+ in Labor Force (Esri)	10,333	52%	11,247	11,247
Employed Civilian Population Age 16+ (Esri)	10,559	53%	10,603	94%
Unemployed Population Age 16+ (Esri)	N/A	N/A	644	94%
Unemployment Rate (Esri)	N/A	N/A	N/A	5.7%

Occupation	2020		2022	
Management	1,353	13%	1,092	10%
Business/Financial	647	6%	994	9%
Computer/Mathematical	188	2%	315	3%
Architecture/Engineering	109	1%	143	1%
Life/Physical/Social Science	61	1%	115	1%
Community/Social Service	141	1%	100	1%
Legal	122	1%	112	1%
Education/Training/Library	822	8%	689	7%
Arts/Design/Entertainment/Sports/Media	254	2%	158	1%
Healthcare Practitioner/Technician	643	6%	600	6%
Healthcare Support	200	2%	328	3%
Protective Service	623	6%	282	3%
Food Preparation/Serving Related	510	5%	427	4%
Building/Grounds Cleaning/Maintenance	246	2%	191	2%
Personal Care/Service	294	3%	196	2%
Sales and Sales Related	881	8%	1,075	10%
Office/Administrative Support	1,582	15%	1,603	15%
Farming/Fishing/Forestry	0	0%	0	0%
Construction/Extraction	443	4%	531	5%
Installation/Maintenance/Repair	373	4%	402	4%
Production	316	3%	343	3%
Transportation/Material Moving	751	7%	907	9%



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Industry Sectors (2022)

Industry	Businesses		Sales		Employees	
Total Businesses (NAICS 11-99)	745	N/A	\$1,335,774	N/A	6,509	N/A
Agriculture/Forestry/Fishing/Hunting (NAICS 11)	2	0%	\$436	0%	6	0%
Mining (NAICS 21)	0	0%	\$0	0%	0	0%
Utilities (NAICS 22)	2	0%	\$3,151	0%	9	0%
Construction (NAICS 23)	58	8%	\$68,411	5%	276	4%
Manufacturing (NAICS 31-33)	14	2%	\$137,205	10%	219	3%
Wholesale Trade (NAICS 42)	21	3%	\$273,093	20%	133	2%
Retail Trade (NAICS 44-45)	99	13%	\$332,613	25%	1,049	16%
Motor Vehicle/Parts Dealers (NAICS 441)	7	1%	\$59,212	4%	139	2%
Furniture/Home Furnishings (NAICS 442)	1	0%	\$887	0%	3	0%
Electronics/Appliances (NAICS 443)	4	1%	\$12,459	1%	44	1%
Building Material/Garden Equipment & Supply (NAICS 444)	7	1%	\$111,080	8%	294	5%
Food & Beverage Stores (NAICS 445)	20	3%	\$35,744	3%	149	2%
Health/Personal Care (NAICS 446)	15	2%	\$40,265	3%	142	2%
Gas Stations (NAICS 447)	6	1%	\$26,519	2%	24	0%
Clothing/Accessories (NAICS 448)	7	1%	\$6,107	0%	24	0%
Sports/Hobby/Book/Music (NAICS 451)	4	1%	\$2,006	0%	11	0%
General Merchandise Stores (NAICS 452)	7	1%	\$21,638	2%	113	2%
Misc Store Retailers (NAICS 453)	16	2%	\$16,696	1%	106	2%
Non-store Retailers (NAICS 454)	5	1%	\$0	0%	0	0%
Transportation/Warehouse (NAICS 48-49)	16	2%	\$30,339	2%	366	6%
Information (NAICS S51)	19	3%	\$84,450	6%	173	3%
Finance & Insurance (NAICS 52)	35	5%	\$71,572	5%	192	3%
Central Bank/Credit Intermediation (NAICS 521-522)	16	2%	\$55,748	4%	132	2%
Securities/Commodity Contracts (NAICS 523)	8	1%	\$8,704	1%	26	0%
Insurance/Funds/Trusts/Other (NAICS 524-525)	11	1%	\$7,120	1%	34	1%
Real Estate/Rental/Leasing (NAICS 53)	26	3%	\$17,464	1%	97	1%
Professional/Scientific/Tech Services (NAICS 54)	82	11%	\$60,122	5%	392	6%
Legal Services (NAICS 5411)	15	2%	\$12,324	1%	83	1%
Management of Companies/Enterprises (NAICS 55)	3	0%	\$20,289	2%	30	0%
Administration/Support/Waste Management & Remediation (NAICS 56)	24	3%	\$16,771	1%	128	2%
Educational Services (NAICS 61)	25	3%	\$1,700	0%	794	12%
Health Care/Social Assistance (NAICS 62)	115	15%	\$124,922	9%	1,012	16%
Arts/Entertainment/Recreation (NAICS 71)	10	1%	\$17,605	1%	155	2%
Accommodation/Food Services (NAICS 72)	64	9%	\$44,230	3%	663	10%
Accommodation (NAICS 721)	4	1%	\$9,211	1%	99	2%
Food Service & Drinking Places (NAICS 722)	60	8%	\$35,019	3%	564	9%
Other Services Except Public Administration (NAICS 81)	87	12%	\$31,401	2%	492	8%
Automotive Repair & Maintenance (NAICS 8111)	16	2%	\$8,587	1%	65	1%
Public Administration (NAICS 92)	23	3%	\$0	0%	303	5%
Unclassified Establishments (NAICS 99)	20	3%	\$0	0%	20	0%

If you would like more information about economic development programs and opportunities in Monmouth County, please contact the Division of Economic Development

Phone: 732-431-7470
 Email: econdev@co.monmouth.nj.us
www.visitmonmouth.com

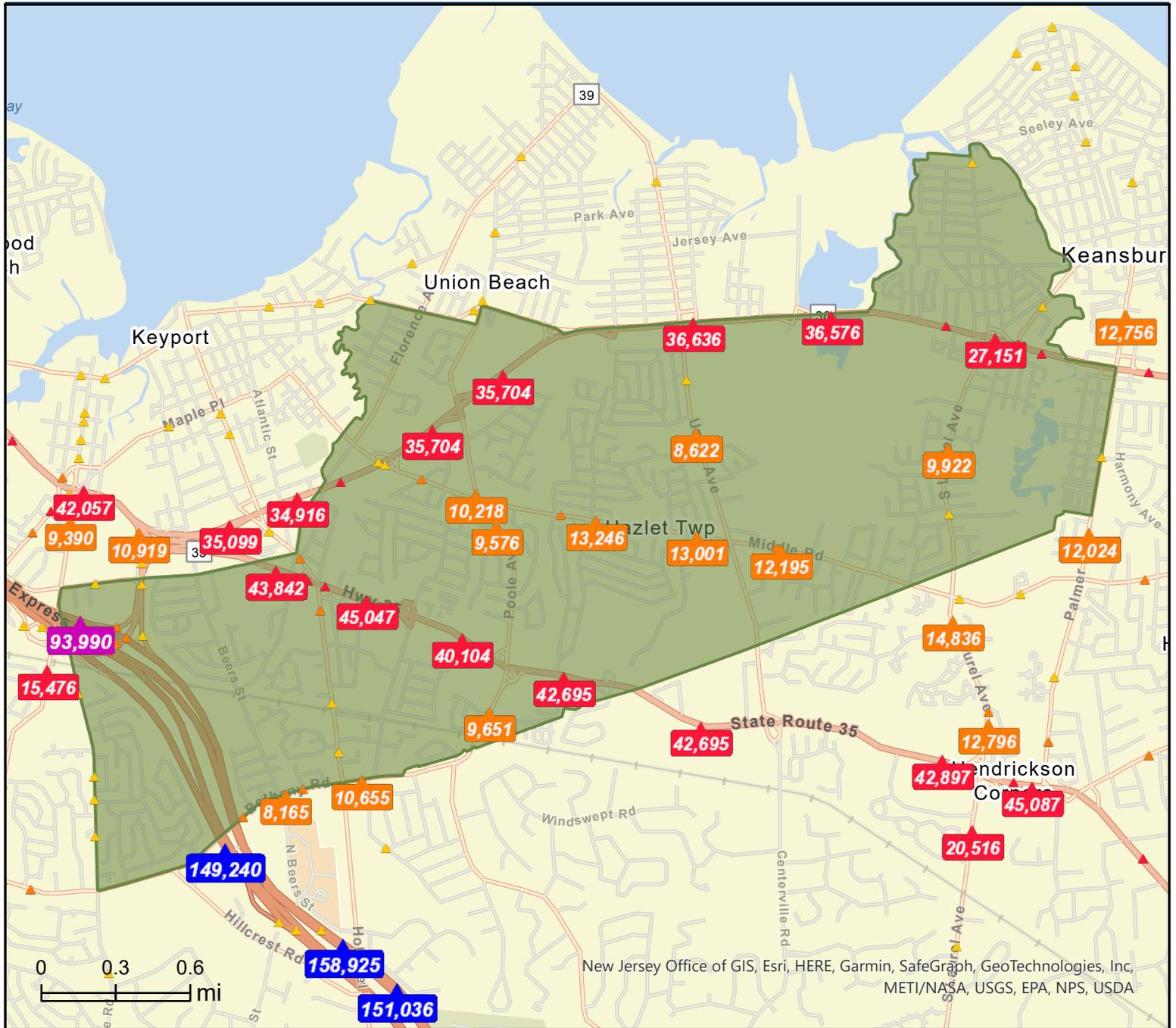
Hall of Records Annex
 1 East Main Street
 Freehold, NJ 07728



Traffic Count Map

Hazlet, NJ

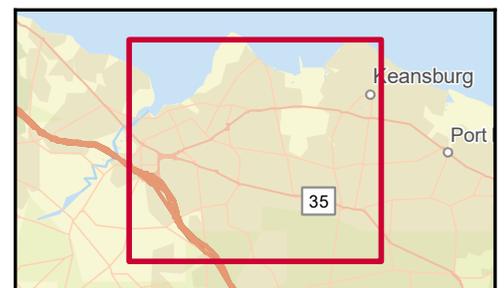
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New Jersey Office of GIS, Esri, HERE, Garmin, SafeGraph, GeoTechnologies, Inc, METI/NAASA, USGS, EPA, NPS, USDA



- Average Daily Traffic Volume**
- ▲ Up to 6,000 vehicles per day
 - ▲ 6,001 - 15,000
 - ▲ 15,001 - 30,000
 - ▲ 30,001 - 50,000
 - ▲ 50,001 - 100,000
 - ▲ More than 100,000 per day



Source: ©2022 Kalibrate Technologies (Q1 2022).

July 07, 2022