

FORT MONMOUTH

MONMOUTH COUNTY, NJ
SITE SELECTION DATA SET



Fort Monmouth Site Selection Data Set March 2021



“The purpose of site selection is to find the most appropriate site for a business form and economic an operational perspective.”

Working With Site Selectors - EDRP
Data Standards - International
Economic Development Council.

SITE SELECTION

- The data in this document is that which is recognized by IEDC to be the industry standard for use in site selection.
- The purpose of this data set is to ensure that site selectors will be able to review and analyze Fort Monmouth to determine if it is a suitable location where a company can succeed today and in the future.
- This data will also provide a level platform for site selectors to compare sites at Fort Monmouth with those in other locations.
- The data included addresses the primary factors that a consultant considers when conducting a site selection project.
- The data was collected and culminated to assure that when consultants are conducting a search, they have easy access to third-party and independent data from local, state and federal sources about Fort Monmouth.
- This data is just one source of information about Fort Monmouth and the market in which it is located.

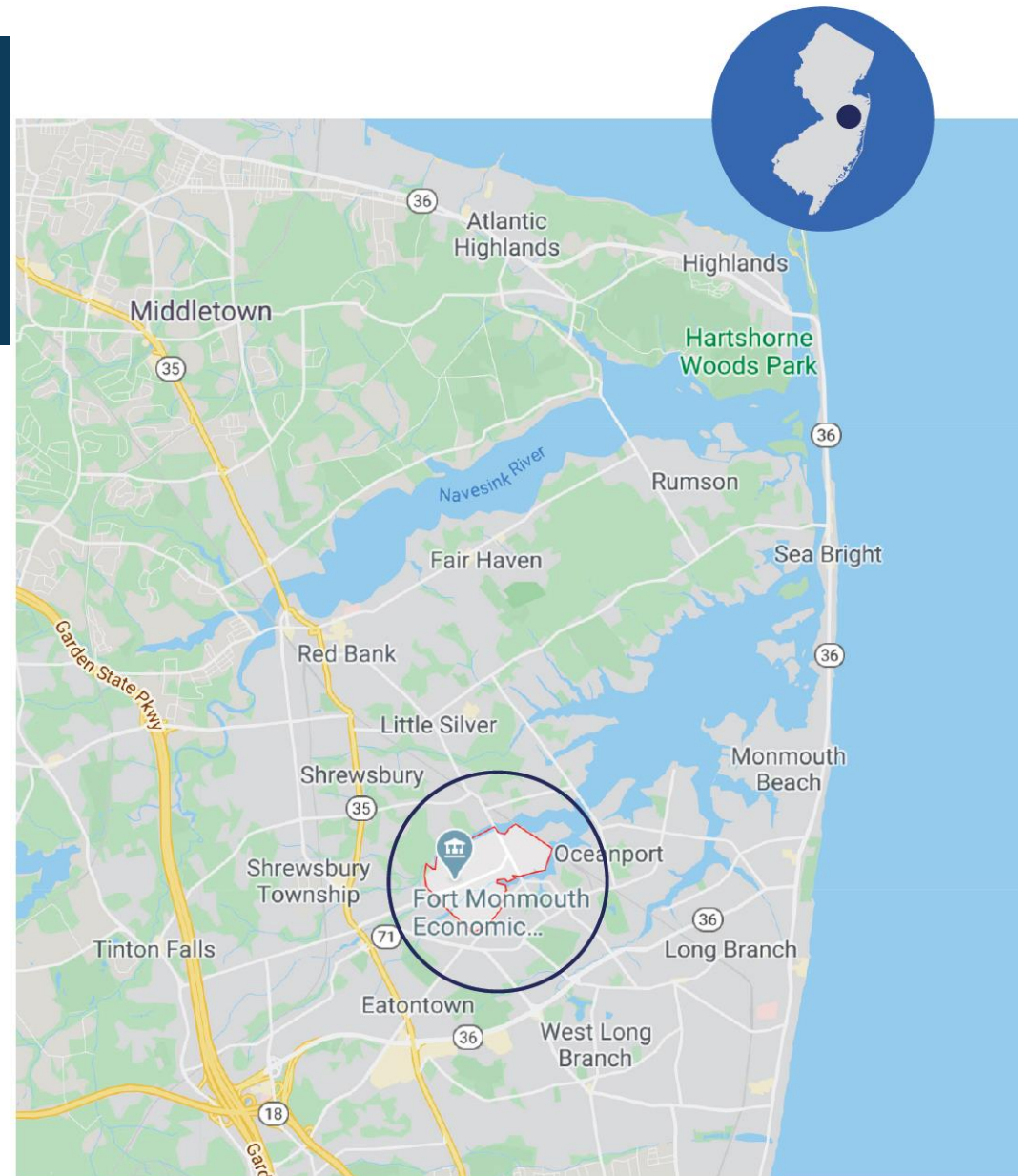
THE LOCATION

Fort Monmouth is a multi-year reinvestment and repurposing of a former military installation that served as the US leader in satellite and telecom technology.

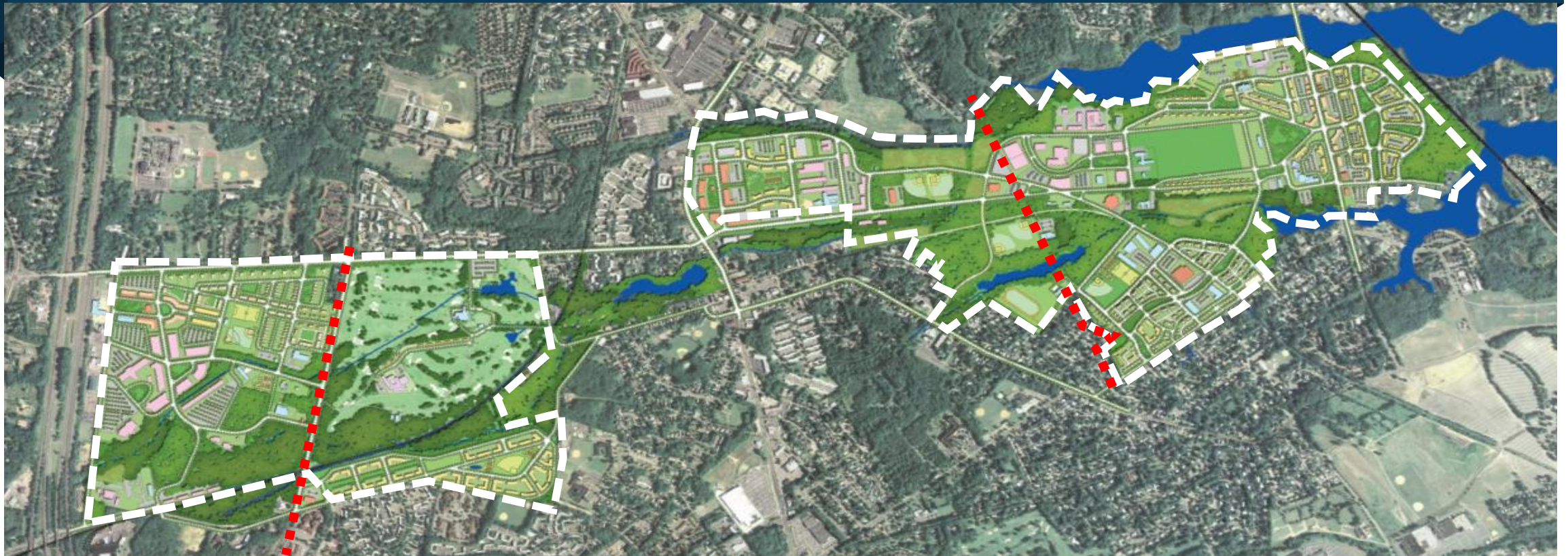
Fort Monmouth, located in Monmouth County, NJ, is the largest redevelopment project in New Jersey, managed by the Fort Monmouth Economic Revitalization Authority (FMERA).

The Fort's 1,126 acres of real estate span parts of Eatontown, Oceanport and Tinton Falls.

The Fort benefits from strong highway access. The NJ Turnpike, the Garden State Parkway, I-95, I-195, and I-295 are within 30 minutes.



THE REUSE & REDEVELOPMENT PLAN: ADOPTED 2008



Tinton Falls

Eatontown

Oceanport

ABOUT FORT MONMOUTH

Approximately three-quarters of the Fort's 1,126 acres sold, under contract, in negotiations, or entering the request for proposals process.

To date, FMERA has sold 27 parcels, and another 11 parcels are under contract or have Board-approved contracts.

Total investment is estimated to be over \$2B. At buildout, the project will have:

- 1,585 housing units (over 4,000 new residents)
- 300,000 sf non-profit, civic, government & educational uses
- 500,000 sf retail
- 2,000,000 sf office, research & other commercial
- 2,000,000 sf healthcare
- 10,000 new permanent jobs



WHY MONMOUTH COUNTY

Monmouth County:

- Well-educated workforce
- Highest number of patents than any other county in New Jersey
- Fifty-three miles of coastline
- High ranking public high schools
- Eight “Blue Ribbon” schools
- Nationally ranked public golf courses
- Nationally recognized and accredited Park System



TOP EMPLOYERS IN THE COUNTY

Hackensack Meridian Health Location: Wall; Employees: 11,560

Saker Shoprites Inc. Location: Freehold; Employees: 3,327

CentraState Healthcare Inc. Location: Freehold; Employees: 2,681

RWJ Barnabas - Monmouth Medical Center* Location: Long Branch;
Employees: 1,932

Monmouth University Location: West Long Branch; Employees: 1,525

Visiting Nurse Association of Central Jersey Location: Red Bank; Employees:
1,099

Commvault** Location: Tinton Falls; Employees: 944

Gardens- Seabrook Village Location: Tinton Falls; Employees: 850

NJ Resources Location: Wall; Employees: 834

Food Circus Supermarkets Inc. Location: Middletown; Employees: 800



List represents non-government employers

*Expanding to Fort Monmouth **Located on Fort Monmouth

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TRANSPORTATION & ACCESS

Transit Alternatives

- Little Silver Train Station, ½ mile from the Fort, offers a single seat ride to Manhattan via NJ Transit.
- Multiple bus lines provide access within the County and jurisdictions nearby.
- Highway access within 30 minutes: NJ Turnpike, the Garden State Parkway, I-95, I-195, I-295

Mileage to Airports

Airport	Miles
Newark International Airport	37
John F. Kennedy International Airport	61
LaGuardia Airport	60
Philadelphia International Airport	75
Trenton-Mercer Airport	42
Atlantic City International Airport	74
Teterboro Airport	52

EDUCATION: COLLEGES & UNIVERSITIES

105,000+ students attend colleges & universities* within 50 miles of Fort Monmouth that offer Degrees in STEM:

Monmouth University**, Rutgers University, Princeton University, New Jersey Institute of Technology, New Jersey City University***
Brookdale College, Thomas Edison University, Brookdale Community College*



* Pre-pandemic **Located in Monmouth County
***Opening a campus on the Fort

COMPETITIVE RENTAL MARKET

Comparison of Commercial Asking Rents (Per SF/NNN)

Monmouth County	\$8.00 - \$26.95
Eatontown	\$14.00 - \$26.95
Oceanport	\$17.00 - \$24.50
Tinton Falls	\$16.50 - \$23.95

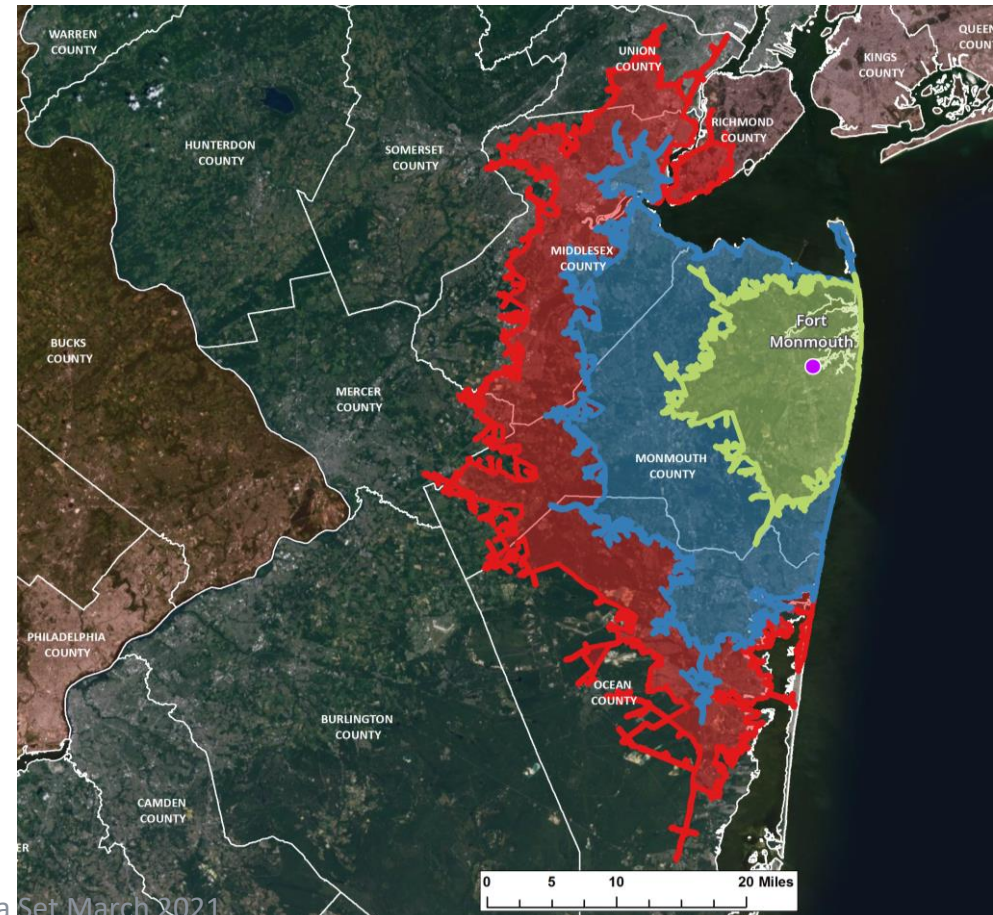
LOCAL TAXES & UTILITIES

Corporate Income Tax (Single Sales Factor)	11.5%*
Personal Income Tax	1.4% to 10.75%
Sales Tax	6.625% (3.3125% in UEZs)
Utility Rates goes here	Xx xx xx xx

FORT MONMOUTH COMMUTER SHED DATA

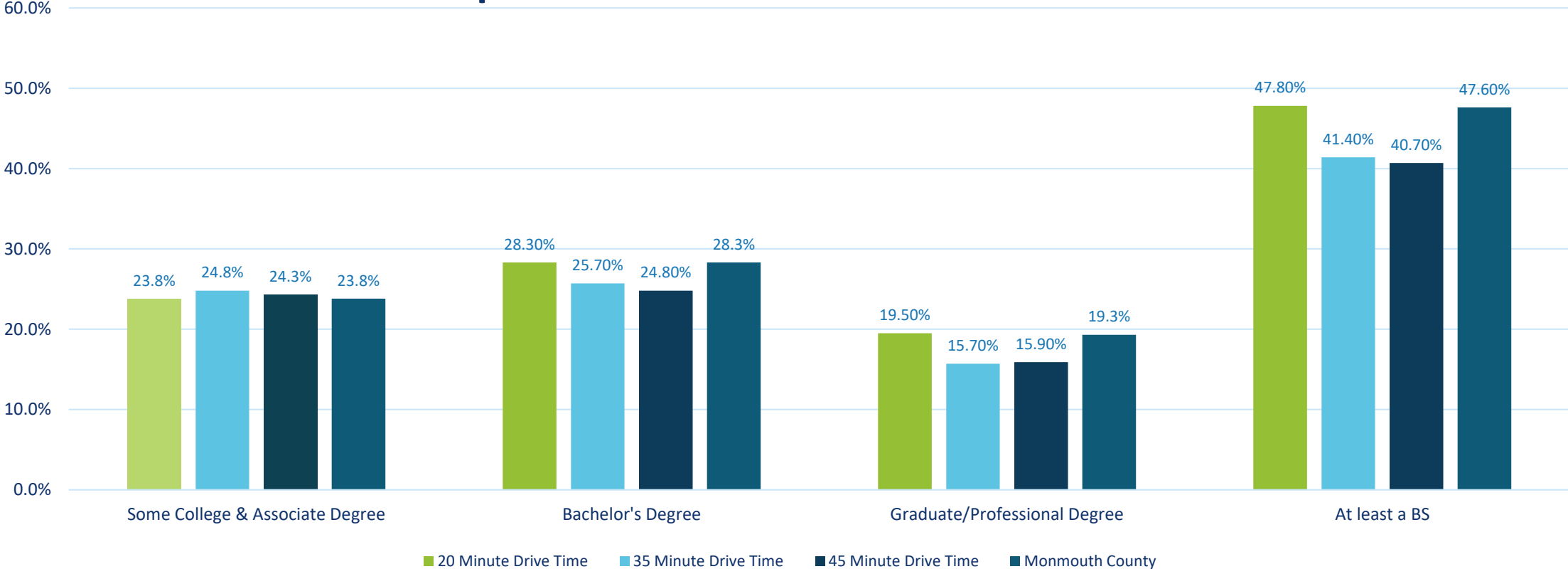
THE FORT MONMOUTH COMMUTER SHED

The Fort Monmouth commuter shed is comprised by 20, 35, and 45-minute drive times.



EDUCATIONAL ATTAINMENT

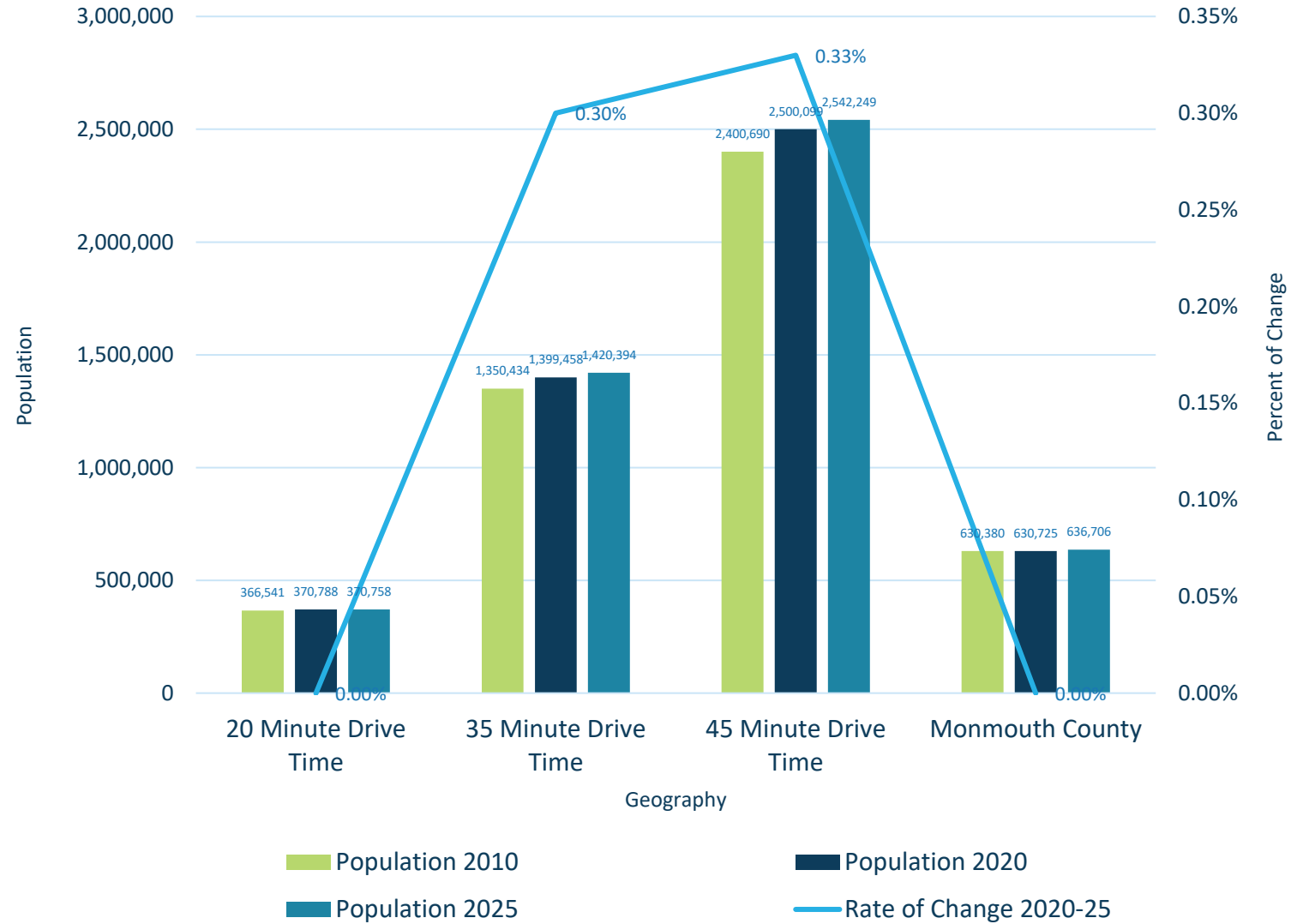
Comparison of Educational Attainment



MARKET PROFILE

POPULATION

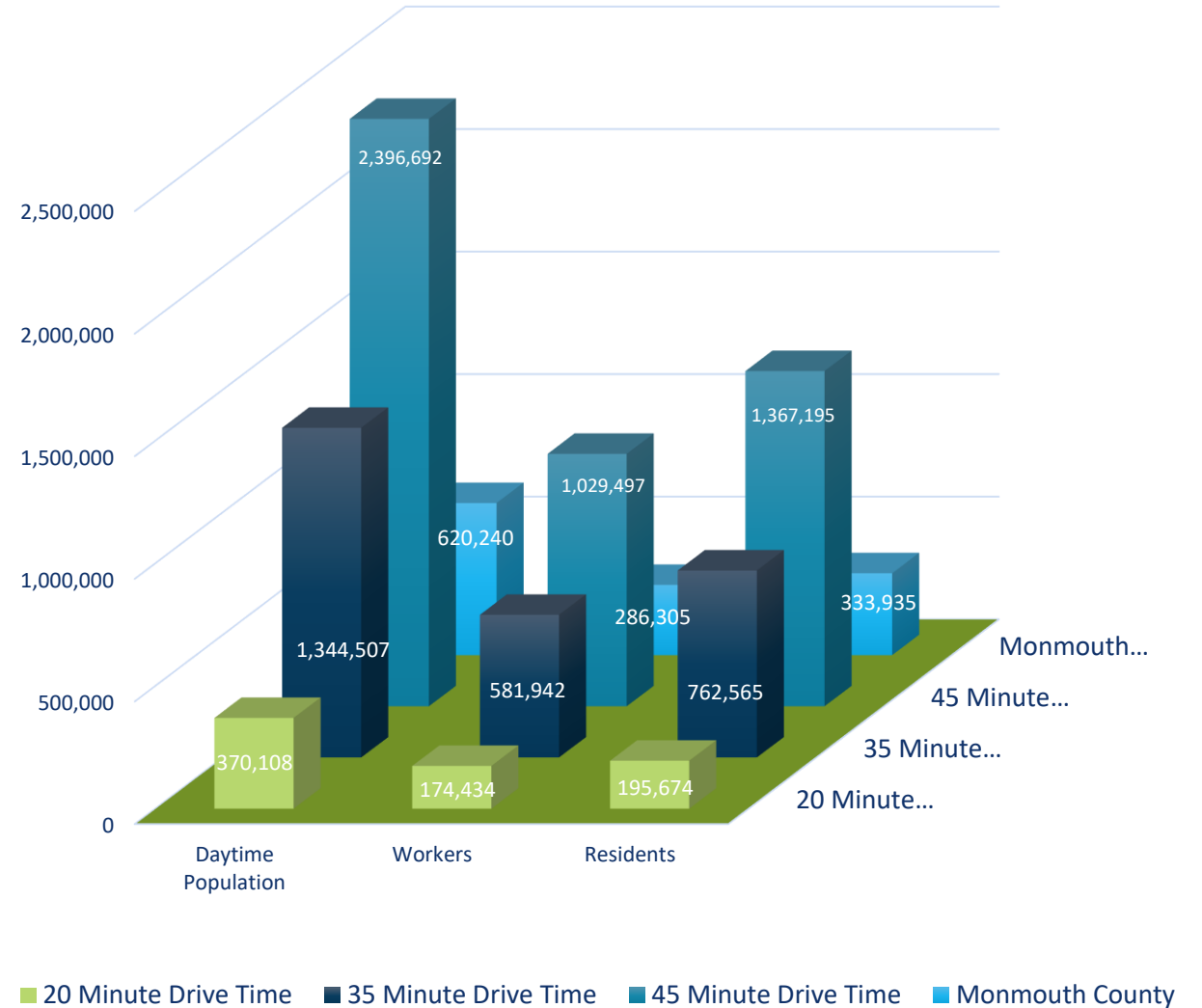
Comparison of Population Trends



MARKET PROFILE

POPULATION

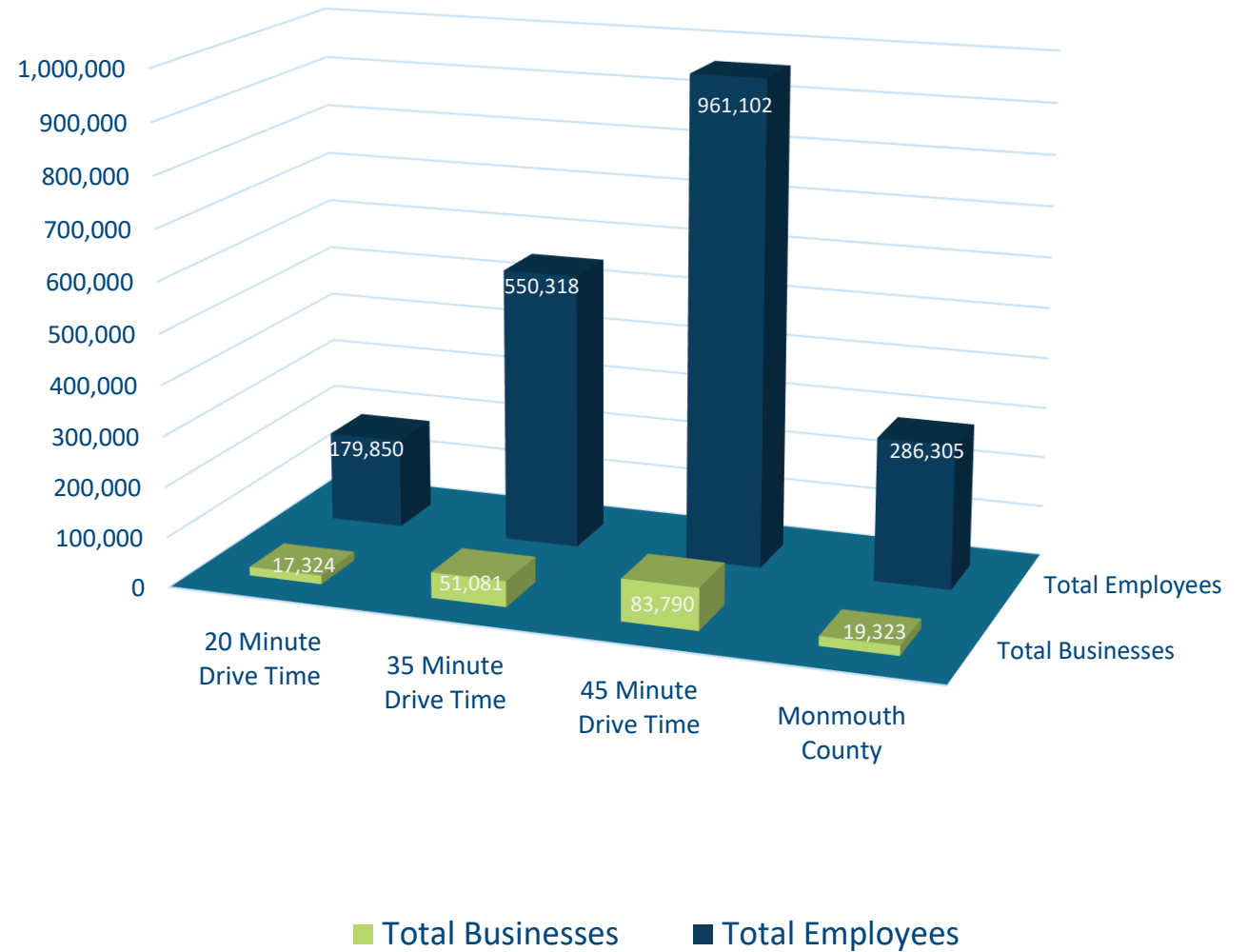
Comparison of Daytime Population



MARKET PROFILE

BUSINESSES

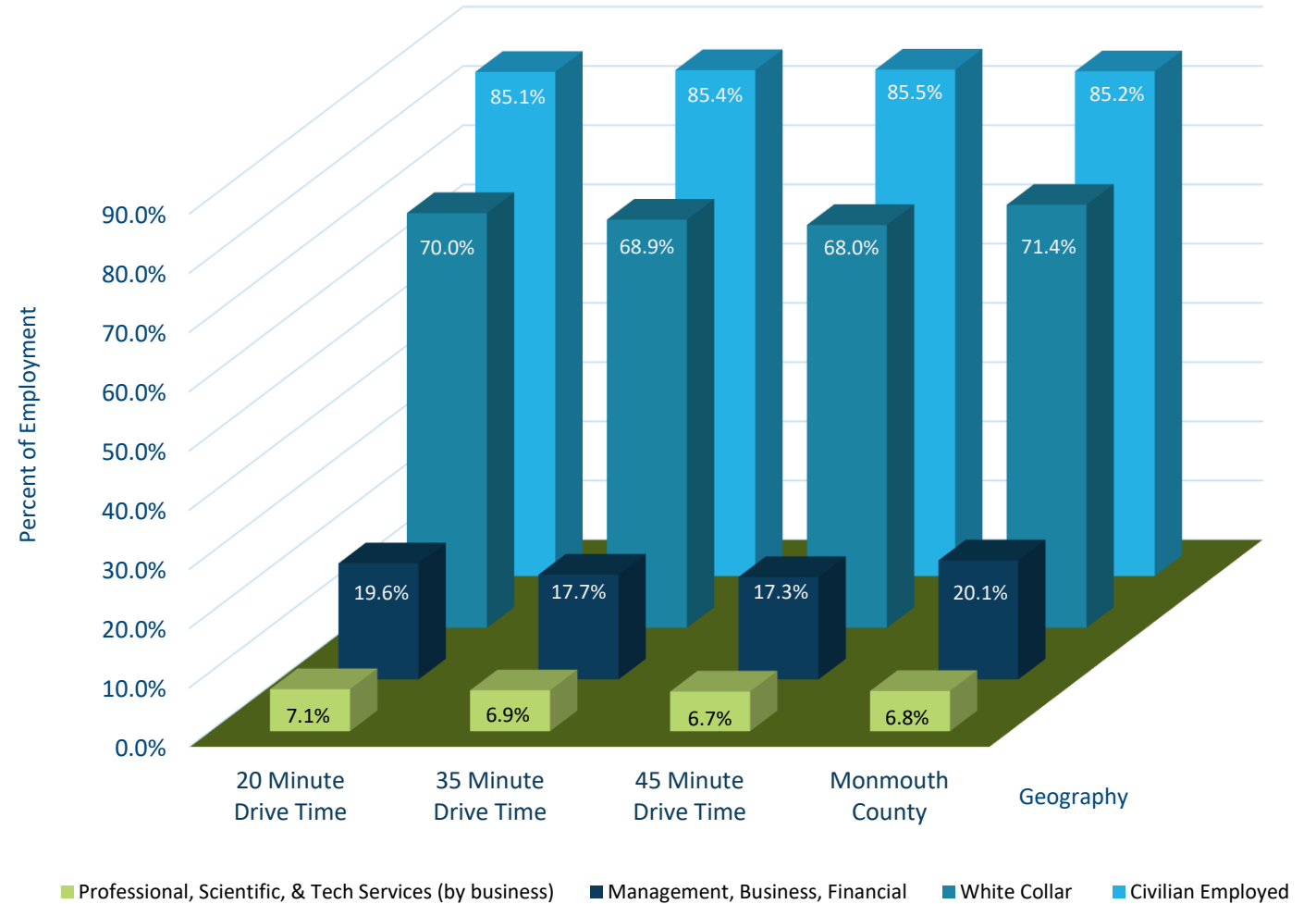
Comparison of Businesses & Employees



MARKET PROFILE

EMPLOYMENT

Comparison of Employment by Type



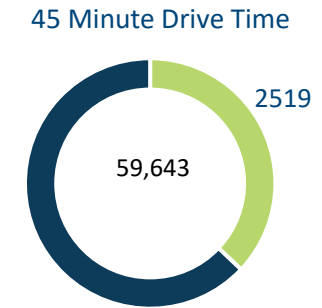
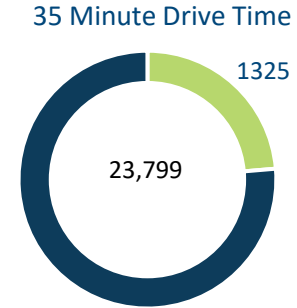
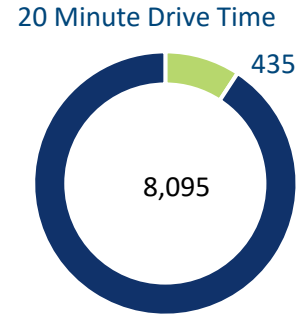
Total Number of Employees			
20 Min. Drive Time	35 Min. Drive Time	45 Min. Drive Time	Monmouth County
179,850	550,318	961,102	286,305

EMPLOYMENT - NAIC CODE

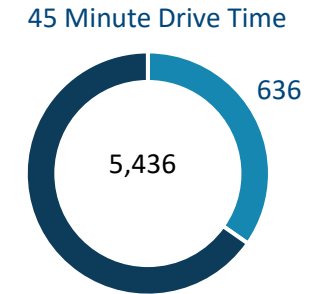
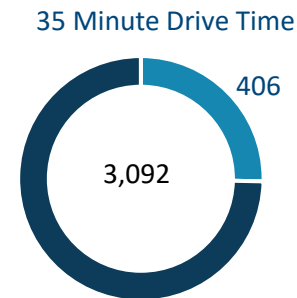
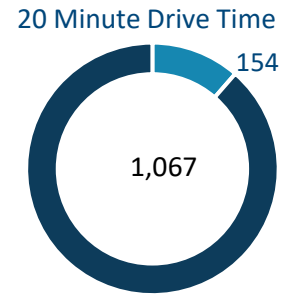
Comparison of Businesses & Jobs by NAIC Code			
	20 Minute Drive Time	35 Minute Drive Time	45 Minute Drive Time
Information Service Businesses	389	1,092	1,817
employees	5,229	15,227	24,825
Prof. Scientific & Tech Service Businesses	1,780	5,050	8,019
employees	12,795	38,101	64,408
Educational Service Businesses	500	1,439	2,501
employees	17,322	50,984	90,345
Health Care & Social Assistance Businesses	1,880	5,361	8,171
employees	32,933	90,733	150,018

COMPARISON OF BUSINESSES & JOBS BY SIC CODES

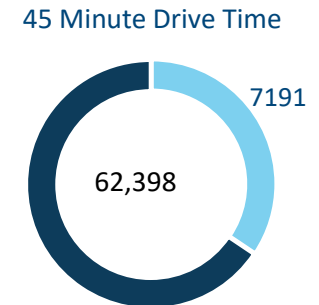
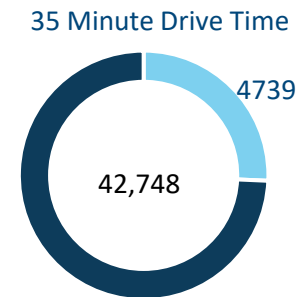
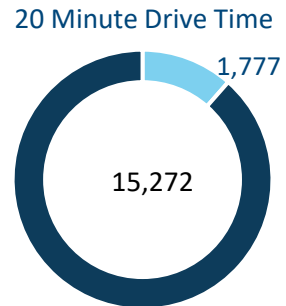
Manufacturing



Communications



Finance, Insurance, Real Estate



BUSINESS RESOURCES

NJ State Business Action Center:

<https://www.state.nj.us/state/bac/bac.shtml>

NJ State Financing & Business Incentives

<https://www.njeda.com/>

Emerging Technology & Life Sciences Programs & Tools

https://www.njeda.com/technology_lifesciences

Small Business Development Center:

<https://www.mosbdc.com>

Business Services at Brookdale Community College:

<https://www.brookdalecc.edu/continuinged/business-services/>

Registering a Business in New Jersey and obtaining an

EIN: <https://www.njportal.com/DOR/BusinessRegistration/>

Monmouth County Workforce Development:

<https://co.monmouth.nj.us/page.aspx?ID=3902>

FOR MORE INFORMATION

Visit:

<https://www.fortmonmouthnj.com>

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