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1602-1604 Newport Gap Pike
Wilmington, DE 19808

Newport Gap Pike Professional Office

GROUND FLOOR OFFICE SPACE FOR LEASE



THE SPACE

Location	1602-1604 Newport Gap Pike Wilmington, DE 19808
County	New Castle County
Available	1,826 SF
Lease Rate	\$18/SF+ utilities

HIGHLIGHTS

- ±1,826 SF professional office suite available for lease along Newport Gap Pike in Wilmington, Delaware. The space is well suited for medical, wellness, therapy, counseling, or general professional office users and features a functional layout with reception area, open office space, private offices, and kitchenette. Conveniently located with excellent visibility and access along a well-traveled corridor in close proximity to major roadways and surrounding residential neighborhoods.
- Existing reception area with efficient private office configuration
- Well-suited for owner-occupant or small professional practice
- Direct visibility and signage opportunity along Newport Gap Pike
- Ample on-site parking for staff and clients
- Ground-level access for easy client entry



POPULATION

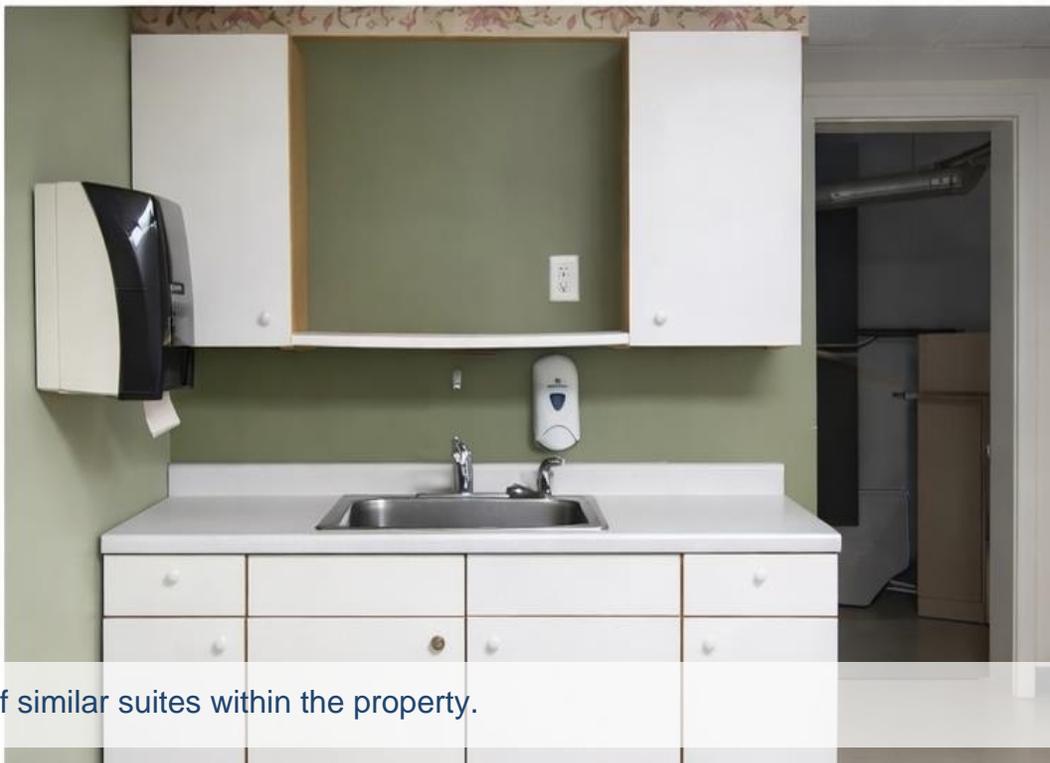
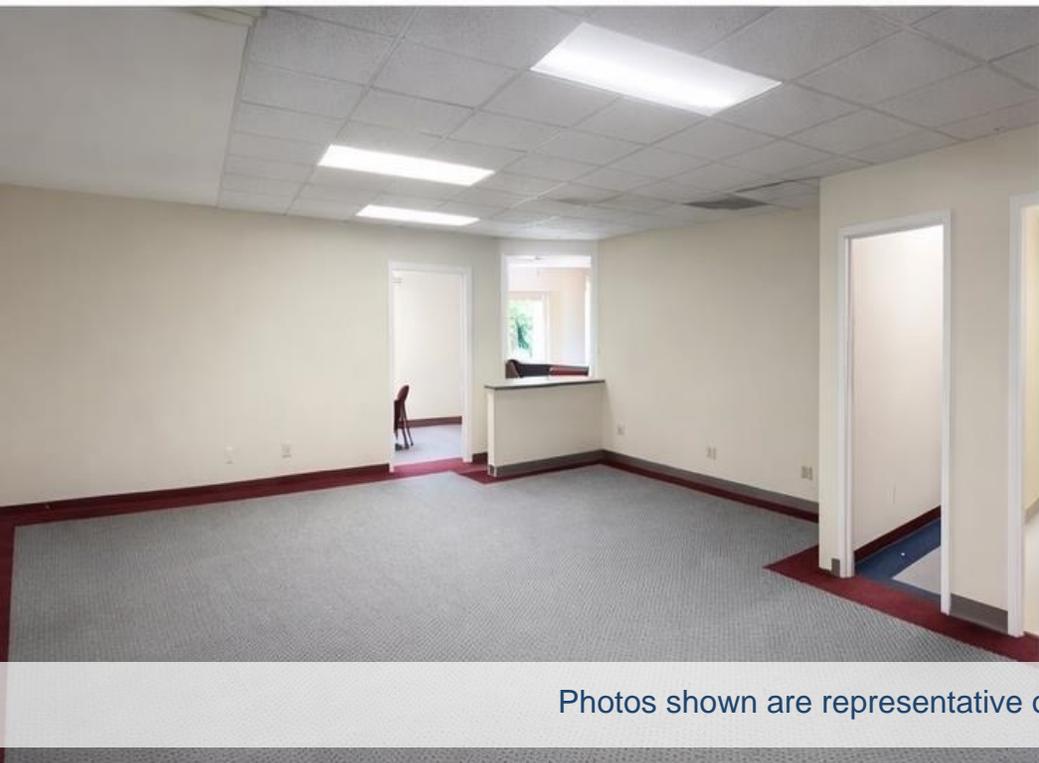
1.00 MILE	3.00 MILE	5.00 MILE
8,770	73,116	209,228

AVERAGE HOUSEHOLD INCOME

1.00 MILE	3.00 MILE	5.00 MILE
\$96,748	\$111,359	\$111,089

NUMBER OF HOUSEHOLDS

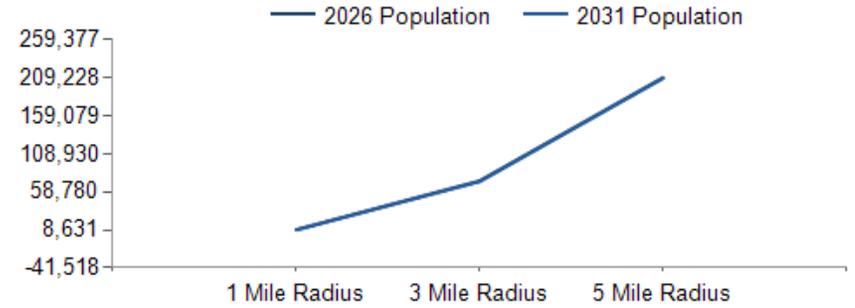
1.00 MILE	3.00 MILE	5.00 MILE
3,529	29,719	88,116



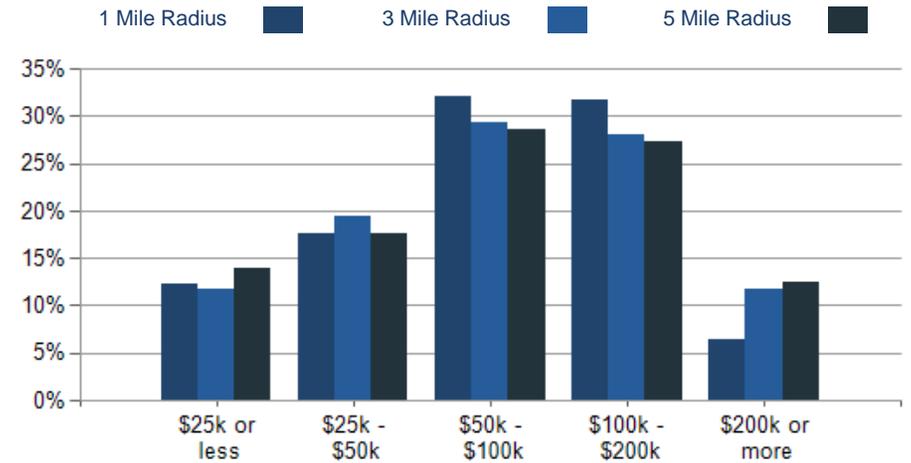
Photos shown are representative of similar suites within the property.

POPULATION	1 MILE	3 MILE	5 MILE
2000 Population	9,030	72,203	205,443
2010 Population	9,150	72,344	204,517
2026 Population	8,770	73,116	209,228
2031 Population	8,631	72,335	208,371
2026 African American	1,091	11,104	58,191
2026 American Indian	72	490	1,083
2026 Asian	283	2,184	10,198
2026 Hispanic	2,264	17,507	36,845
2026 Other Race	1,116	8,258	17,484
2026 White	5,102	42,610	102,594
2026 Multiracial	1,100	8,440	19,589

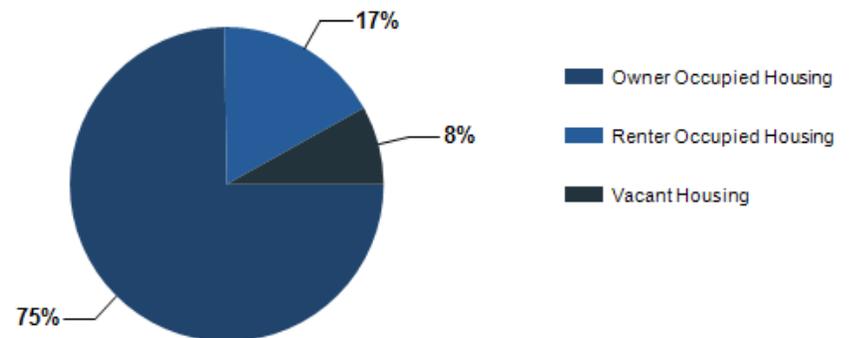
2026 HOUSEHOLD INCOME	1 MILE	3 MILE	5 MILE
less than \$15,000	180	1,850	7,443
\$15,000-\$24,999	255	1,610	4,898
\$25,000-\$34,999	240	2,041	5,689
\$35,000-\$49,999	379	3,718	9,865
\$50,000-\$74,999	709	4,741	14,507
\$75,000-\$99,999	423	3,972	10,651
\$100,000-\$149,999	708	5,216	14,711
\$150,000-\$199,999	411	3,108	9,425
\$200,000 or greater	225	3,464	10,926
Median HH Income	\$75,112	\$79,507	\$78,061
Average HH Income	\$96,748	\$111,359	\$111,089



2026 Household Income



2026 Own vs. Rent - 1 Mile Radius



Source: esri

2026 POPULATION BY AGE	1 MILE	3 MILE	5 MILE
2026 Population Age 30-34	608	5,168	15,752
2026 Population Age 35-39	644	5,400	15,077
2026 Population Age 40-44	564	4,980	13,764
2026 Population Age 45-49	528	4,445	12,070
2026 Population Age 50-54	552	4,254	12,224
2026 Population Age 55-59	541	4,471	12,748
2026 Population Age 60-64	614	4,864	13,452
2026 Population Age 65-69	597	4,650	12,667
2026 Population Age 70-74	442	3,556	10,248
2026 Population Age 75-79	304	2,590	7,599
2026 Population Age 80-84	222	1,715	5,114
2026 Population Age 85+	226	1,715	4,689
2026 Population Age 18+	7,079	58,408	167,282
2026 Median Age	42	41	40
2031 Median Age	43	42	41

2026 INCOME BY AGE	1 MILE	3 MILE	5 MILE
Median Household Income 25-34	\$95,124	\$83,852	\$83,050
Average Household Income 25-34	\$107,913	\$108,240	\$108,390
Median Household Income 35-44	\$102,060	\$100,855	\$95,957
Average Household Income 35-44	\$121,268	\$131,021	\$126,932
Median Household Income 45-54	\$98,208	\$100,000	\$100,722
Average Household Income 45-54	\$112,963	\$129,202	\$132,153
Median Household Income 55-64	\$81,540	\$88,164	\$86,873
Average Household Income 55-64	\$102,422	\$122,816	\$123,610
Median Household Income 65-74	\$55,860	\$65,540	\$64,233
Average Household Income 65-74	\$75,885	\$100,048	\$99,449
Average Household Income 75+	\$64,403	\$75,842	\$76,784

Population By Age

