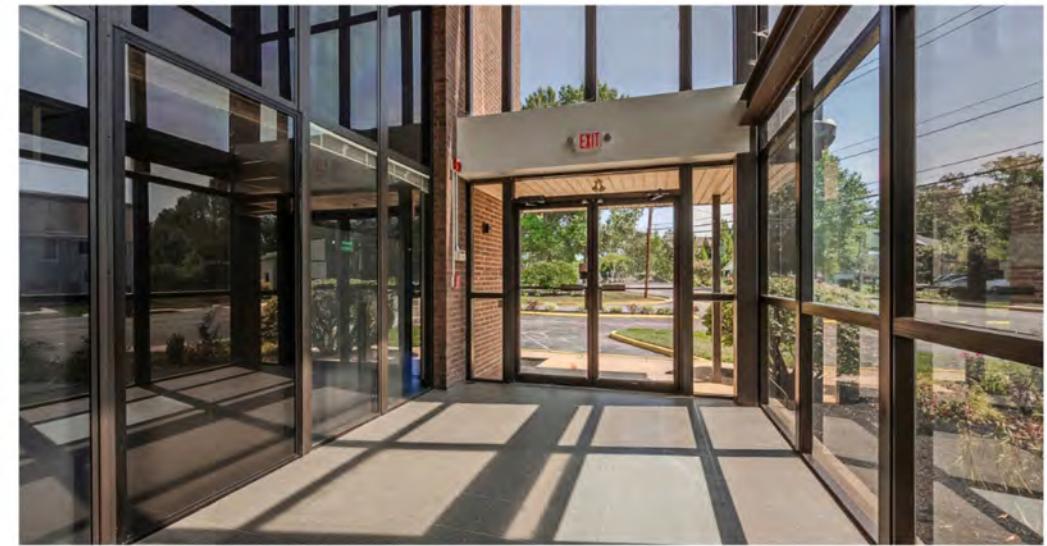


OFFICE LEASE

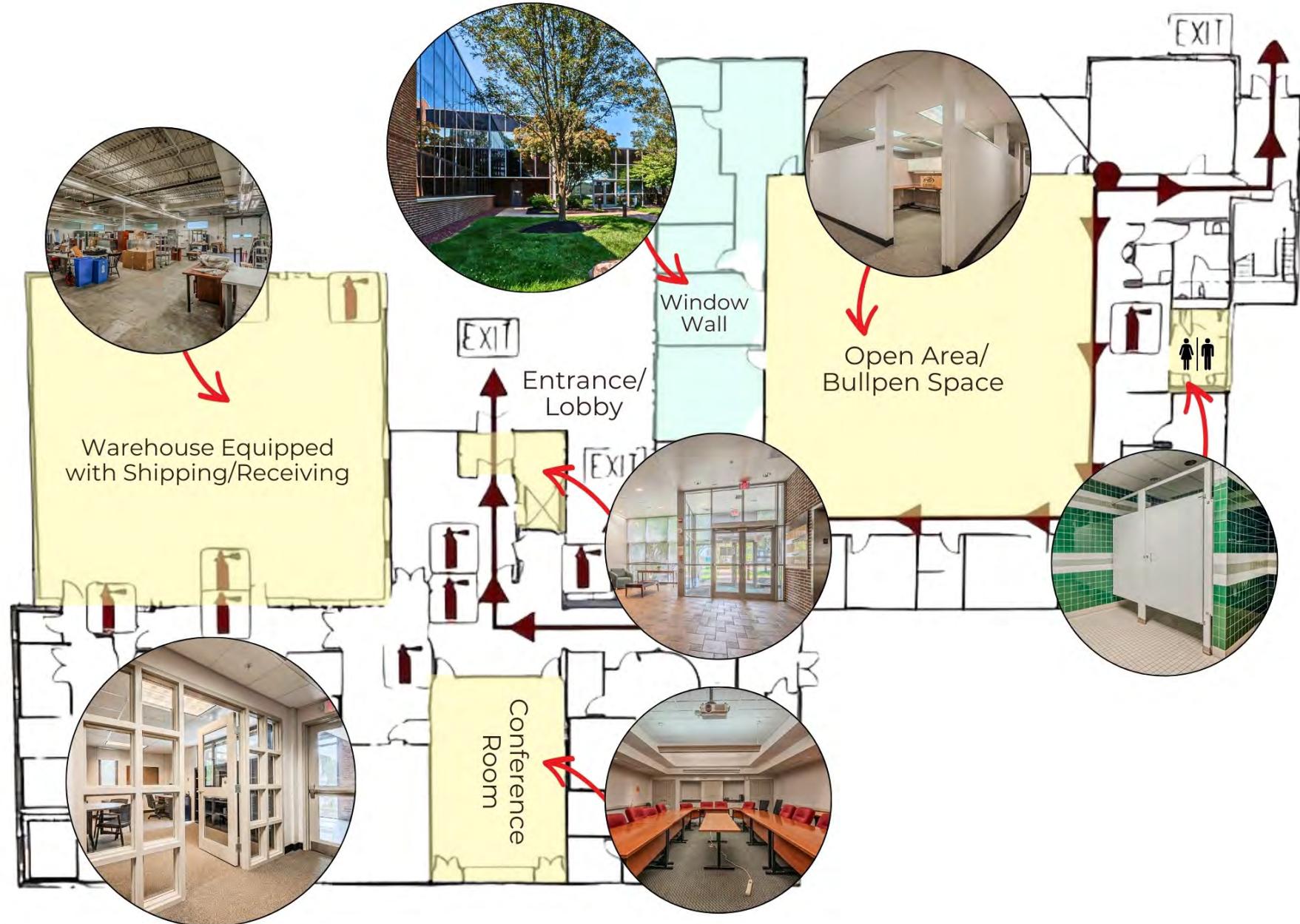
30,208 SF STAND-ALONE ELEVATOR SERVICED

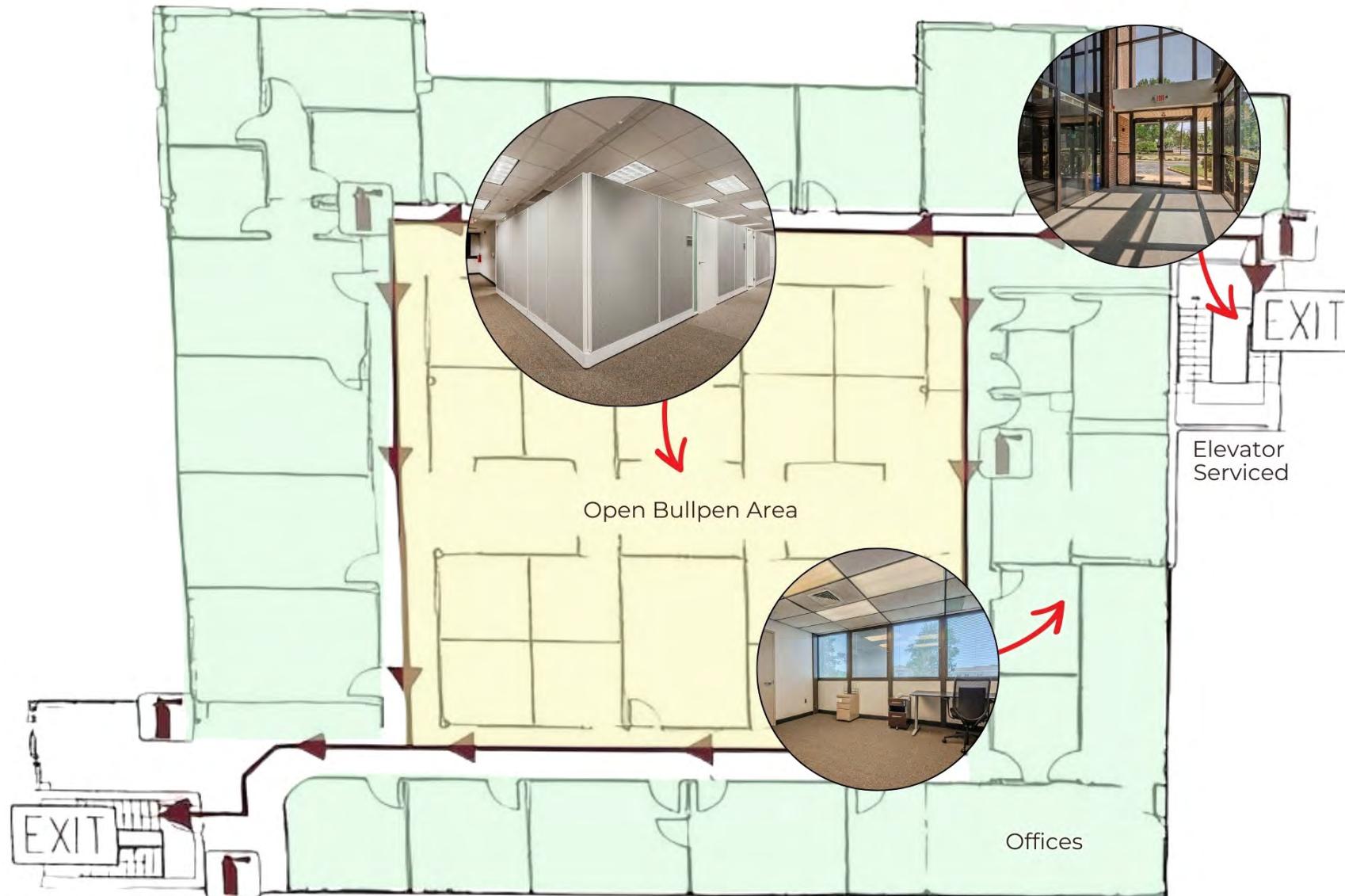




- Recent UD renovations: \$4 million
- Versatile two-story office building
- 3,000 SF Receiving/loading dock with overhead doors
- Restrooms: 6 up-to-date well-appointed ADA bathrooms
- Zoned cooling/heating
- Well-maintained established landscaping
- Large floor to ceiling two-story windows
- Lot Size: 2.12 acres/Zoning: BL
- Parking: 74 parking spaces
- Potential owner/operator property
- University of Delaware leases entire premises through 6/30/25 and is willing to restore or leave existing fitout









Area Map

800 Barksdale Road / Newark, DE 19711

Population

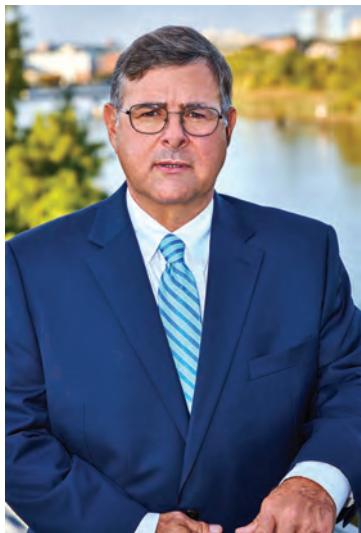
	1 mile	3 miles	5 miles
Population	12,149	56,686	122,992
Population Density (people per sq mi)	3,889	2,019	1,581

Source: U.S. Census Bureau, 2023 American Community Survey, Tables B01003

Income

	1 mile	3 miles	5 miles
Median Household Income (in 2023 inflation adjusted dollars)	\$83,190	\$78,996	\$86,918
Average Household Income (in 2023 inflation adjusted dollars)	\$105,393	\$102,765	\$110,238
Families in Poverty	130 7%	838 8%	1,749 6%
Households	3,428	18,801	44,985
Less than \$25,000	809 24%	3,062 16%	5,318 12%
\$25,000 to \$49,999	453 13%	3,109 17%	6,569 15%
\$50,000 to \$74,999	350 10%	2,867 15%	7,626 17%
\$75,000 to \$99,999	313 9%	2,266 12%	6,248 14%
\$100,000 to \$199,999	1,037 30%	5,292 28%	13,748 31%
Over \$200,000	467 14%	2,204 12%	5,475 12%

Source: U.S. Census Bureau, 2023 American Community Survey, Tables B19001, B19013, B19025, B17010



INTERESTED CONTACT:

Patrick J. Gioffre

pat@gioffrecommercialrealty.com

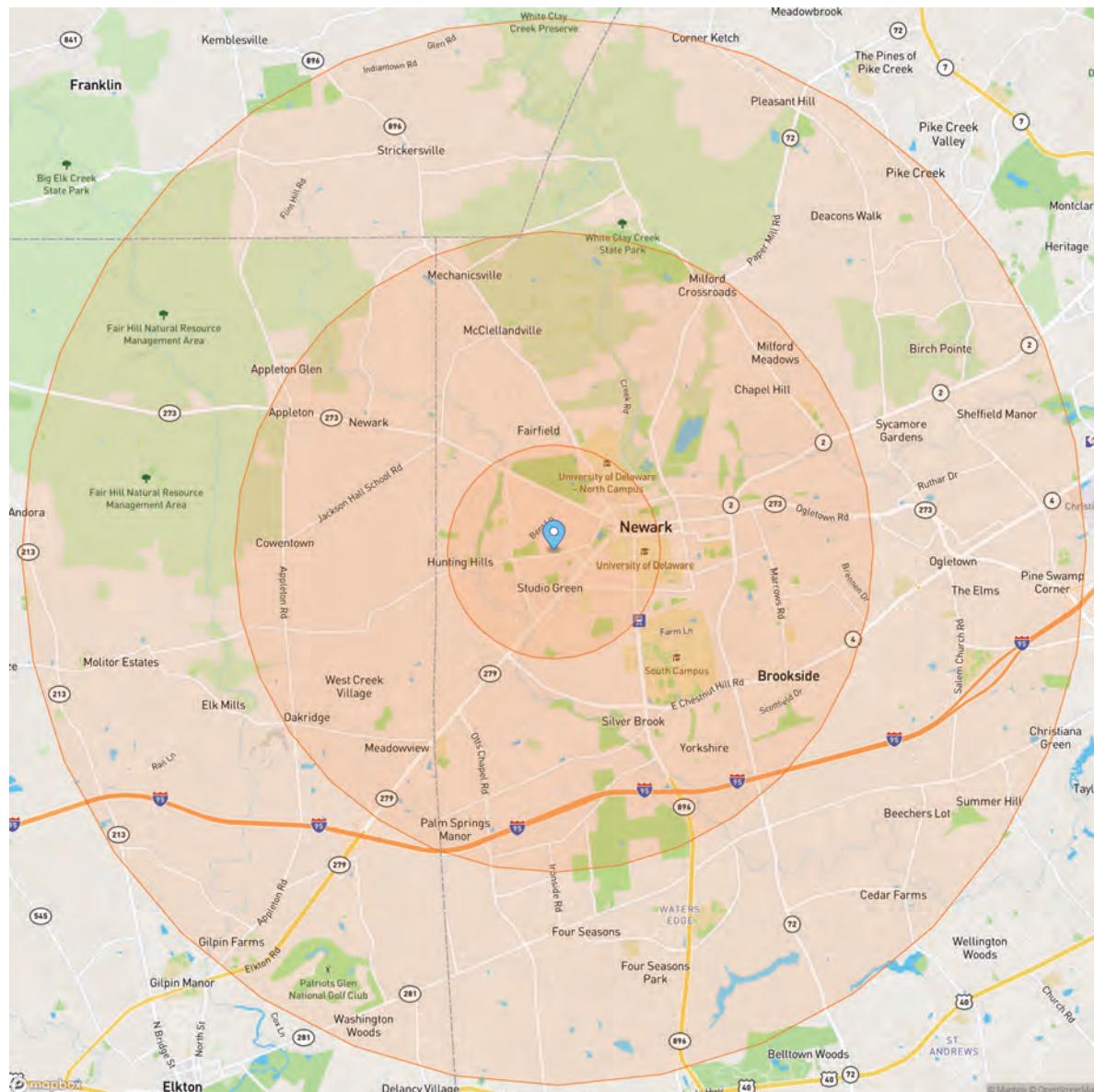
302-373-5636 C

302-223-5225 O



P O Box 5280
 Wilmington, DE 19808
www.gioffrecommercialrealty.com

Gioffre
 Commercial Realty, LLC.
 Brokerage - Management



Demographics
 800 Barksdale Road / Newark, DE 19711