

OFFICE LEASE

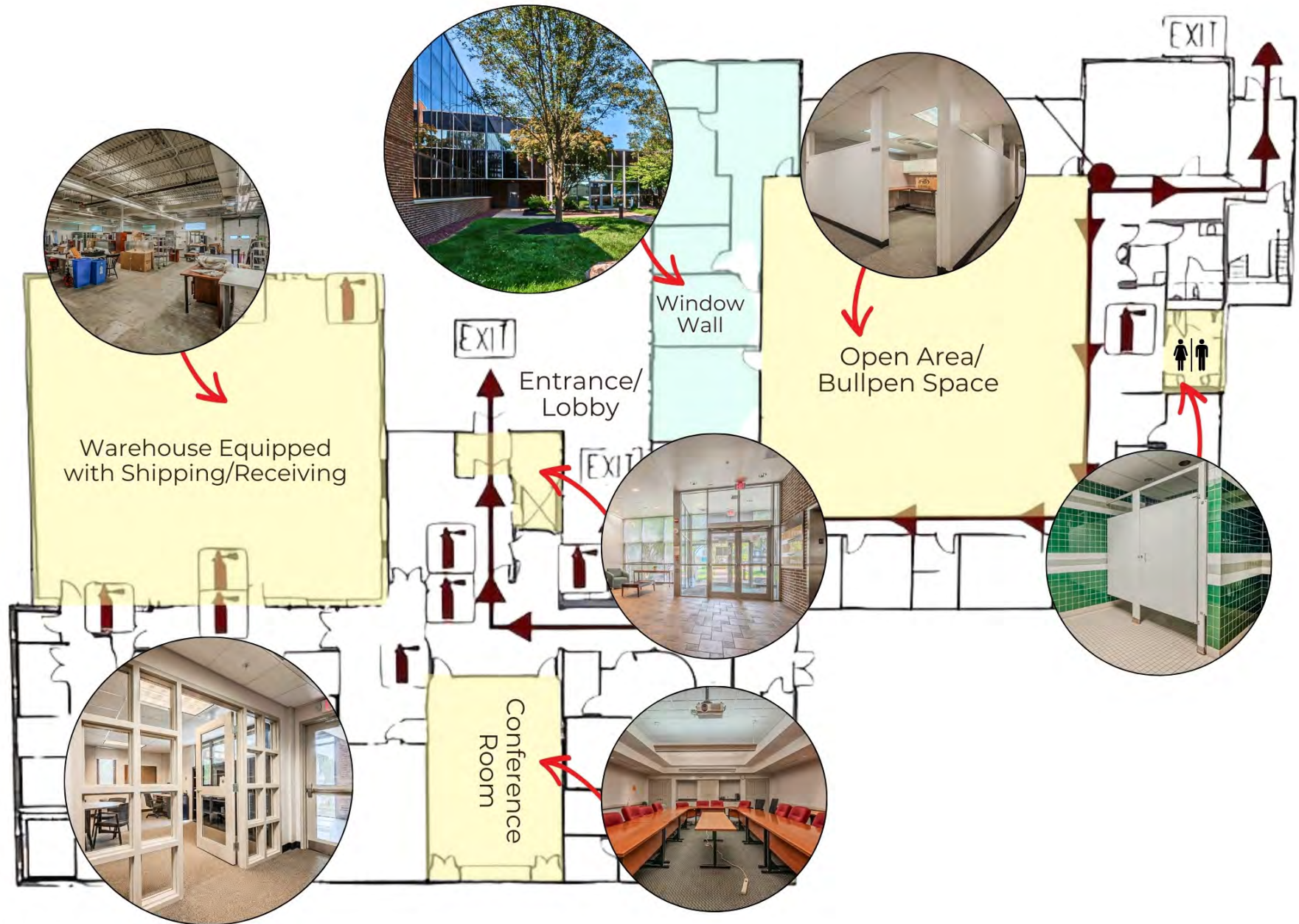
30,208 SF STAND-ALONE ELEVATOR SERVICED

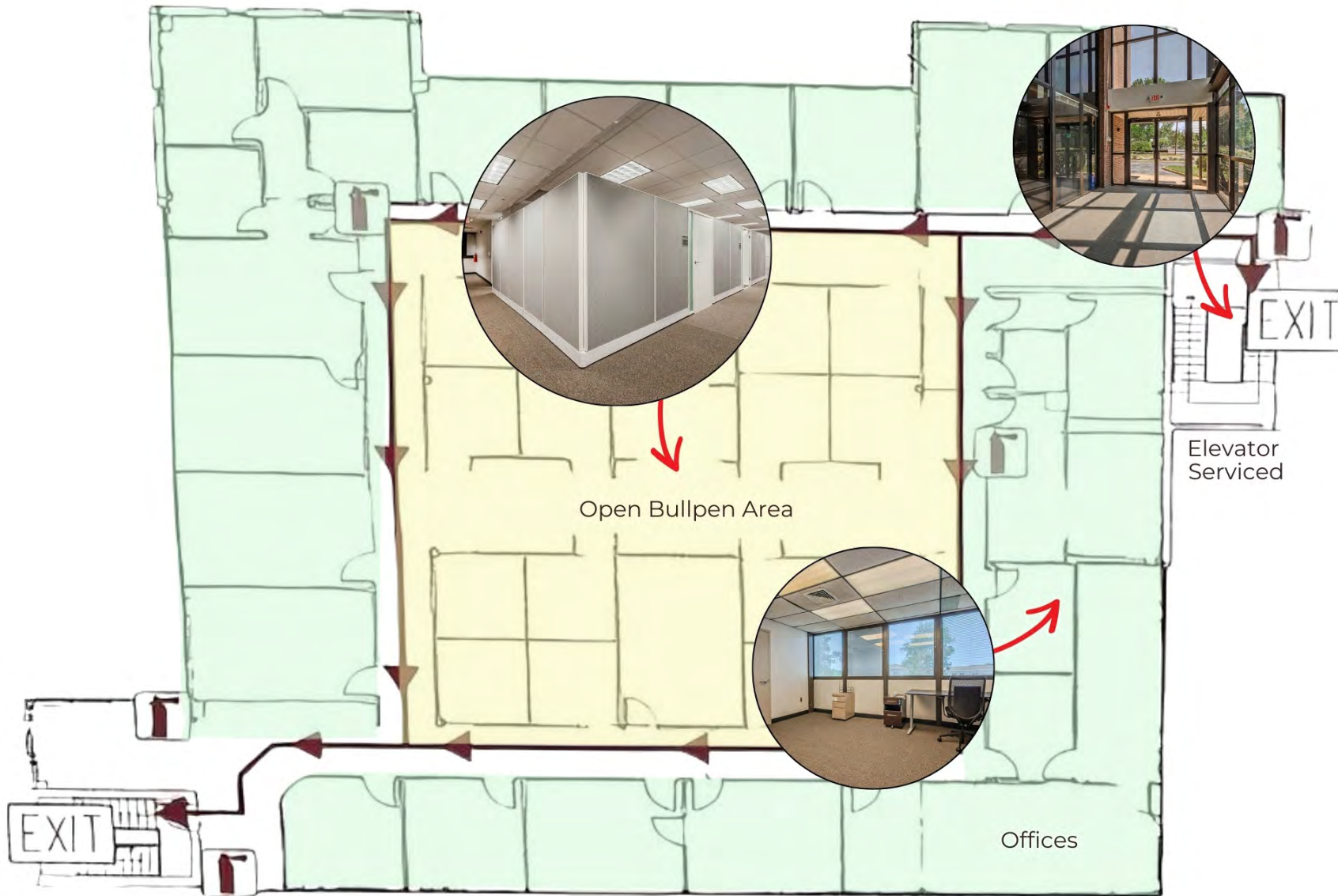




- Recent UD renovations: \$4 million
- Versatile two-story office building
- 3,000 SF Receiving/loading dock with overhead doors
- Restrooms: 6 up-to-date well-appointed ADA bathrooms
- Zoned cooling/heating
- Well-maintained established landscaping
- Large floor to ceiling two-story windows
- Lot Size: 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	1307%	8388%	1,7496%
Households	3,428	18,801	44,985
Less than \$25,000	80924%	3,06216%	5,31812%
\$25,000 to \$49,999	45313%	3,10917%	6,56915%
\$50,000 to \$74,999	35010%	2,86715%	7,62617%
\$75,000 to \$99,999	3139%	2,26612%	6,24814%
\$100,000 to \$199,999	1,03730%	5,29228%	13,74831%
Over \$200,000	46714%	2,20412%	5,47512%

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



INTERESTED CONTACT:

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Demographics
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