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DSM
COMMERCIAL



Industrial/Flex Space for Lease | 699 Horsepond Road, Dover , DE 19901



THE SPACE

Location	699 Horsepond Road Dover , DE 19901
County	Kent
Available	4,500 SF (50'x90')
Lease Rate	\$10.00/SF + utilities
Zoning	C-3 (Service Commercial)

HIGHLIGHTS

- Well-located flex/industrial space at 689 Horsepond Road in Dover, Delaware, offering 4,500 SF available for lease. The building is designed to accommodate a wide range of flex, warehouse, distribution, and 3PL users, with efficient site circulation and functionality. The property benefits from close proximity to Route 1 and Route 13, providing convenient access to Dover and surrounding regional markets. The site offers ample shared parking and the ability to accommodate tractor-trailer maneuverability, making it well suited for logistics-oriented and service commercial users.
- 4,500 SF clear-span flex space (50' x 90')
- 20' clear ceiling height
- One (1) 12' x 12' drive-in overhead door
- Two (2) ADA-compliant restrooms
- Insulated perimeter walls and ceilings
- One (1) 100 AMP electrical panel
- 15 shared on-site parking spaces



POPULATION

	1.00 MILE	3.00 MILE	5.00 MILE
	3,178	30,644	69,737

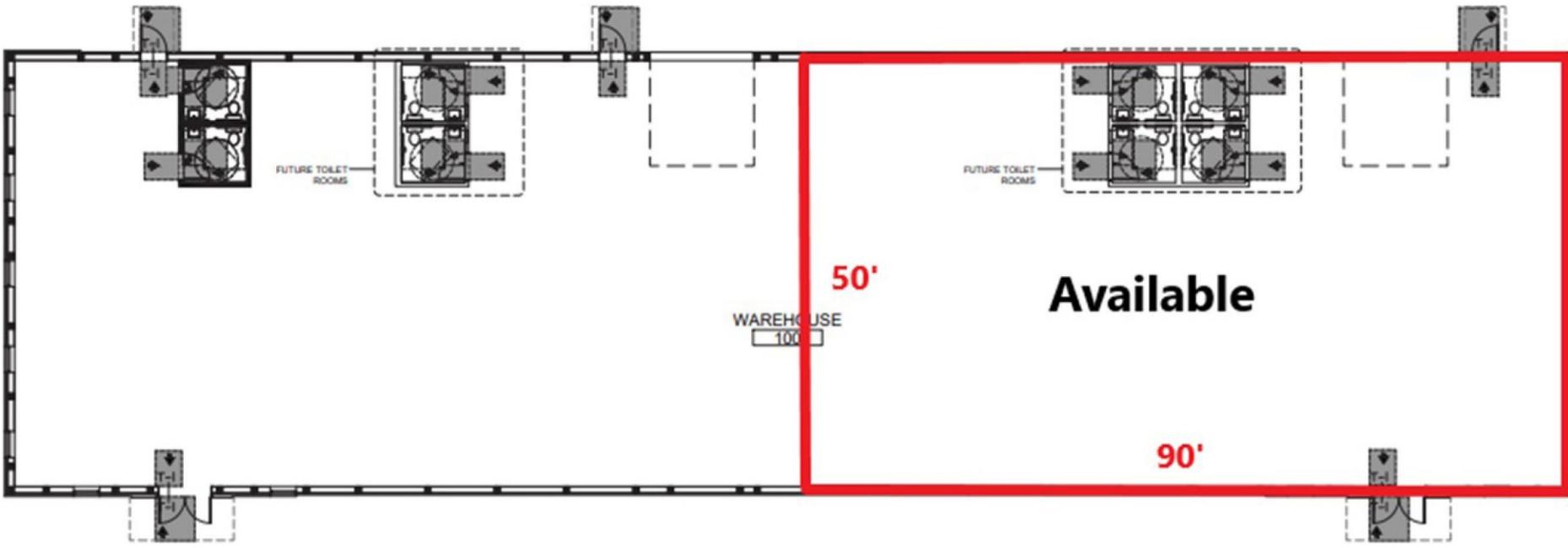
AVERAGE HOUSEHOLD INCOME

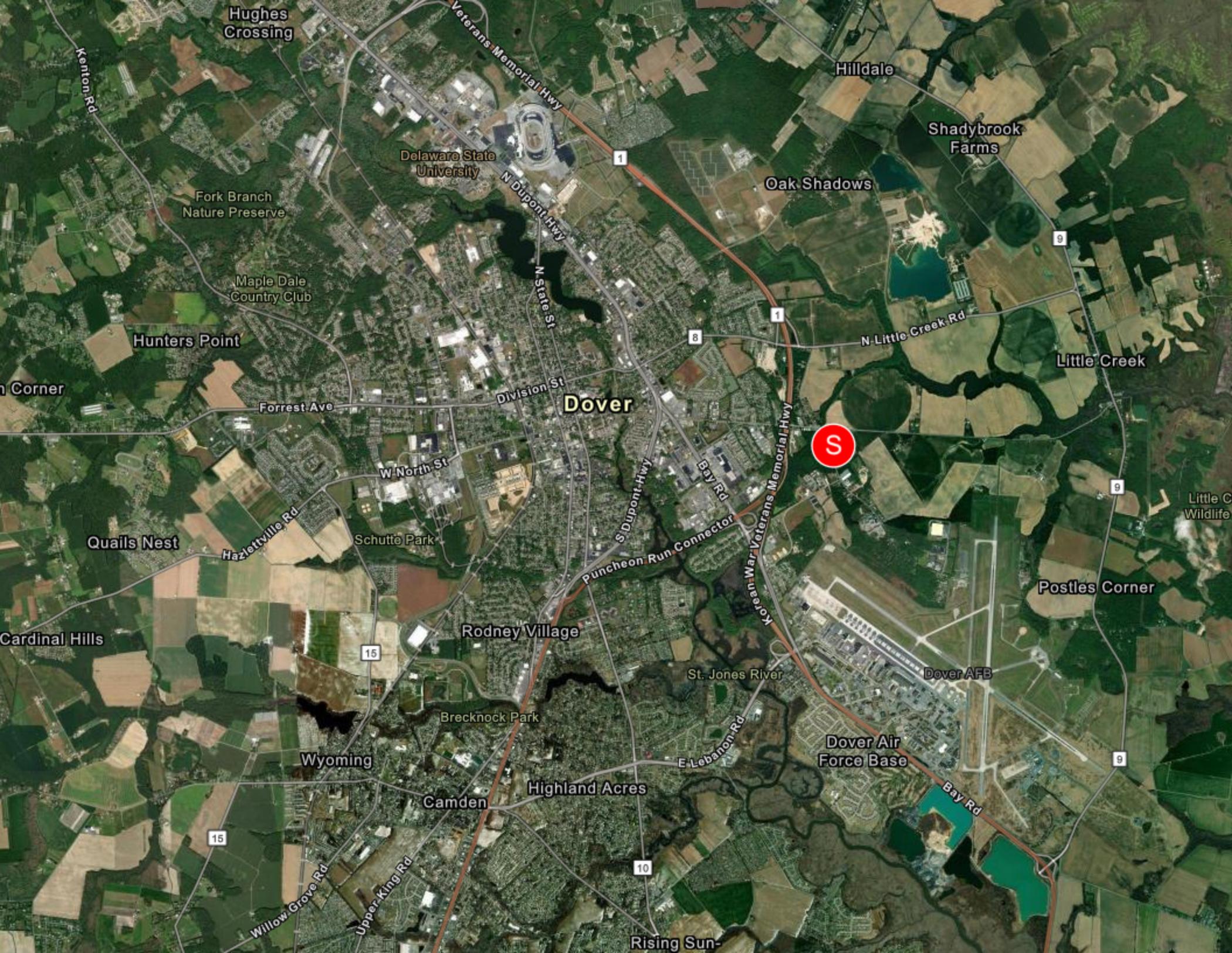
	1.00 MILE	3.00 MILE	5.00 MILE
	\$70,772	\$76,371	\$89,461

NUMBER OF HOUSEHOLDS

	1.00 MILE	3.00 MILE	5.00 MILE
	1,327	12,204	26,302

699 HORSEPOND ROAD FLOOR PLAN
+/-4,500 SF





Hughes Crossing

Hilldale

Shadybrook Farms

Delaware State University

Oak Shadows

Fork Branch Nature Preserve

Maple Dale Country Club

Hunters Point

Little Creek

Dover

S

Forrest Ave

Division St

W North St

8

1

9

N Little Creek Rd

h Corner

Hazletville Rd

Schutte Park

8

1

9

Puncheon Run Connector

Quails Nest

Rodney Village

St. Jones River

Dover AFB

Little C Wildlife

Cardinal Hills

15

Postles Corner

Brecknock Park

Dover Air Force Base

Wyoming

Highland Acres

E Lebanon Rd

Bay Rd

9

Camden

15

10

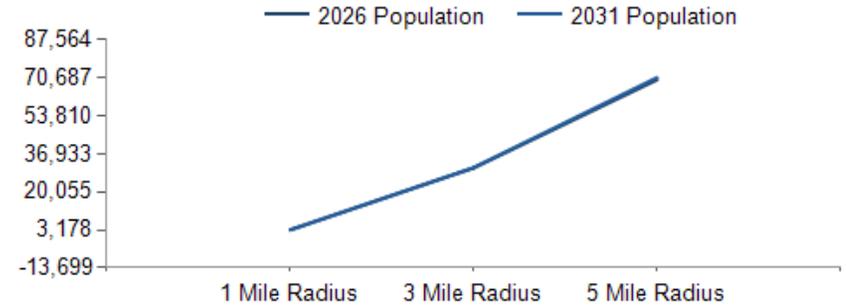
Willow Grove Rd

Upper King Rd

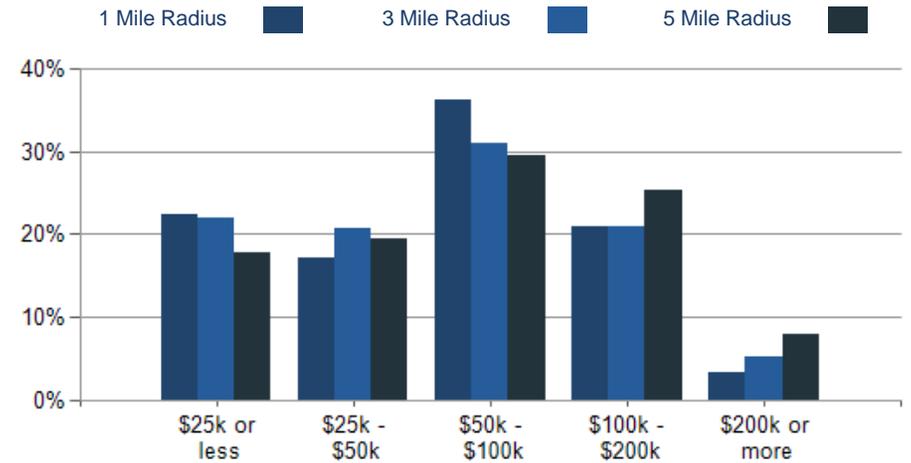
Rising Sun

POPULATION	1 MILE	3 MILE	5 MILE
2000 Population	1,580	26,866	53,753
2010 Population	2,385	28,705	61,043
2026 Population	3,178	30,644	69,737
2031 Population	3,208	30,806	70,687
2026 African American	1,116	12,401	26,793
2026 American Indian	28	192	416
2026 Asian	132	1,112	2,687
2026 Hispanic	612	3,579	6,695
2026 Other Race	339	1,485	2,729
2026 White	1,227	12,143	30,001
2026 Multiracial	329	3,261	7,027
2026-2031: Population: Growth Rate	0.95%	0.55%	1.35%

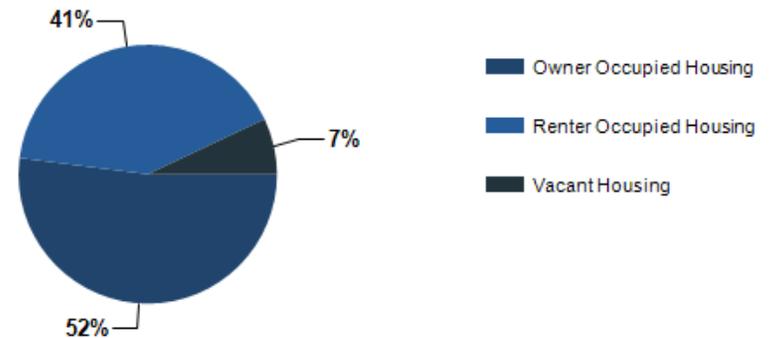
2026 HOUSEHOLD INCOME	1 MILE	3 MILE	5 MILE
less than \$15,000	117	1,452	2,861
\$15,000-\$24,999	180	1,233	1,829
\$25,000-\$34,999	38	840	1,654
\$35,000-\$49,999	190	1,694	3,456
\$50,000-\$74,999	336	2,255	4,477
\$75,000-\$99,999	145	1,524	3,292
\$100,000-\$149,999	227	1,935	4,623
\$150,000-\$199,999	50	624	2,029
\$200,000 or greater	43	646	2,081
Median HH Income	\$57,796	\$56,967	\$67,025
Average HH Income	\$70,772	\$76,371	\$89,461



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	276	2,447	4,876
2026 Population Age 35-39	239	2,100	4,426
2026 Population Age 40-44	171	1,737	3,961
2026 Population Age 45-49	160	1,433	3,394
2026 Population Age 50-54	169	1,441	3,333
2026 Population Age 55-59	183	1,452	3,429
2026 Population Age 60-64	148	1,573	3,775
2026 Population Age 65-69	132	1,518	3,494
2026 Population Age 70-74	94	1,251	3,135
2026 Population Age 75-79	78	1,036	2,513
2026 Population Age 80-84	70	700	1,820
2026 Population Age 85+	53	619	1,560
2026 Population Age 18+	2,511	23,348	54,588
2026 Median Age	33	34	35
2031 Median Age	34	35	36

2026 INCOME BY AGE	1 MILE	3 MILE	5 MILE
Median Household Income 25-34	\$60,106	\$61,753	\$66,462
Average Household Income 25-34	\$73,965	\$77,541	\$84,909
Median Household Income 35-44	\$76,793	\$78,837	\$87,862
Average Household Income 35-44	\$95,728	\$95,804	\$108,991
Median Household Income 45-54	\$68,360	\$72,982	\$90,755
Average Household Income 45-54	\$79,824	\$91,493	\$110,819
Median Household Income 55-64	\$64,437	\$62,432	\$77,379
Average Household Income 55-64	\$74,368	\$84,405	\$99,927
Median Household Income 65-74	\$43,189	\$43,584	\$54,843
Average Household Income 65-74	\$58,963	\$63,026	\$78,053
Average Household Income 75+	\$37,640	\$53,689	\$63,502

Population By Age

