Demographic and Income Profile

222 Philadelphia Pike, Wilmington, Delaware, 19809 2
222 Philadelphia Pike, Wilmington, Delaware, 19809
Ring: 1 mile radius

Summary	Census 2020	2025	2030
Total Population	13,323	13,102	13,028
Total Households	5,844	5,945	6,002
Family Households	3,397	3,362	3,371
Average Household Size	2.26	2.19	2.16
Owner Occupied Housing Units	3,589	4,068	4,248
Renter Occupied Housing Units	2,255	1,877	1,754
Median Age	42.0	42.8	43.8

Trends 2025 - 2030	Area	State	National
Population	-0.1%	0.8%	0.4%
Households	0.2%	1.1%	0.6%
Family Population	0.1%	1.0%	0.5%
Owner Occupied Housing Units	0.9%	1.5%	0.0%
Median Household Income	2.9%	2.7%	2.5%

Population by Age	Census 2020		2025		2030	
	Number	Percent	Number	Percent	Number	Percent
0-4	685	5.1%	631	4.8%	621	4.8%
5-9	746	5.6%	709	5.4%	632	4.8%
10-14	761	5.7%	748	5.7%	720	5.5%
15-19	781	5.9%	726	5.5%	727	5.6%
20-24	667	5.0%	745	5.7%	706	5.4%
25-29	868	6.5%	731	5.6%	833	6.4%
30-34	911	6.8%	890	6.8%	728	5.6%
35-39	893	6.7%	893	6.8%	880	6.8%
40-44	861	6.5%	858	6.5%	869	6.7%
45-49	772	5.8%	872	6.7%	876	6.7%
50-54	904	6.8%	753	5.8%	853	6.5%
55-59	1,048	7.9%	844	6.4%	721	5.5%
60-64	1,028	7.7%	987	7.5%	827	6.3%
65-69	872	6.5%	883	6.7%	883	6.8%
70-74	641	4.8%	749	5.7%	781	6.0%
75-79	429	3.2%	551	4.2%	674	5.2%
80-84	211	1.6%	303	2.3%	400	3.1%
Age 85+	244	1.8%	229	1.8%	299	2.3%

Source: Esri forecasts for 2025 and 2030. U.S. Census Bureau 2020 decennial Census data

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Households by Income	2025		2030	
	Number	Percent	Number	Percent
<$10,000	276	4.6%	225	3.8%
$10,000-14,999	144	2.4%	115	1.9%
$15,000-19,999	78	1.3%	67	1.1%
$20,000-24,999	221	3.7%	179	3.0%
$25,000-29,999	225	3.8%	181	3.0%
$30,000-34,999	275	4.6%	217	3.6%
$35,000-39,999	152	2.6%	132	2.2%
$40,000-44,999	140	2.4%	135	2.3%
$45,000-49,999	327	5.5%	303	5.0%
$50,000-59,999	424	7.1%	395	6.6%
$60,000-74,999	400	6.7%	359	6.0%
$75000-99999	855	14.4%	823	13.7%
$100,000-124,999	706	11.9%	781	13.0%
$125,000-149,999	527	8.9%	603	10.1%
$150000-199999	757	12.7%	927	15.4%
$200,000-249,999	164	2.8%	219	3.6%
$250,000-299,999	77	1.3%	98	1.6%
$300,000-399,999	56	0.9%	79	1.3%
$400,000-499,999	52	0.9%	69	1.1%
$500,000+	90	1.5%	96	1.6%
Median Household Income	$82,467	-	$95,089	-
Average Household Income	$104,216	-	$115,716	-
Per Capita Income	$47,372	-	$53,369	-

Race and Ethnicity	Census 2020		2025		2030	
	Number	Percent	Number	Percent	Number	Percent
White Alone	6,302	47.3%	5,820	44.4%	5,521	42.4%
Black Alone	5,493	41.2%	5,668	43.3%	5,785	44.4%
American Indian	17	0.1%	17	0.1%	17	0.1%
Asian Alone	339	2.5%	371	2.8%	412	3.2%
Pacific Islander	5	0.0%	5	0.0%	5	0.0%
Some Other Race	292	2.2%	307	2.3%	320	2.5%
Two or More Races	875	6.6%	914	7.0%	968	7.4%
Hispanic (Any Race)	758	5.7%	818	6.2%	870	6.7%

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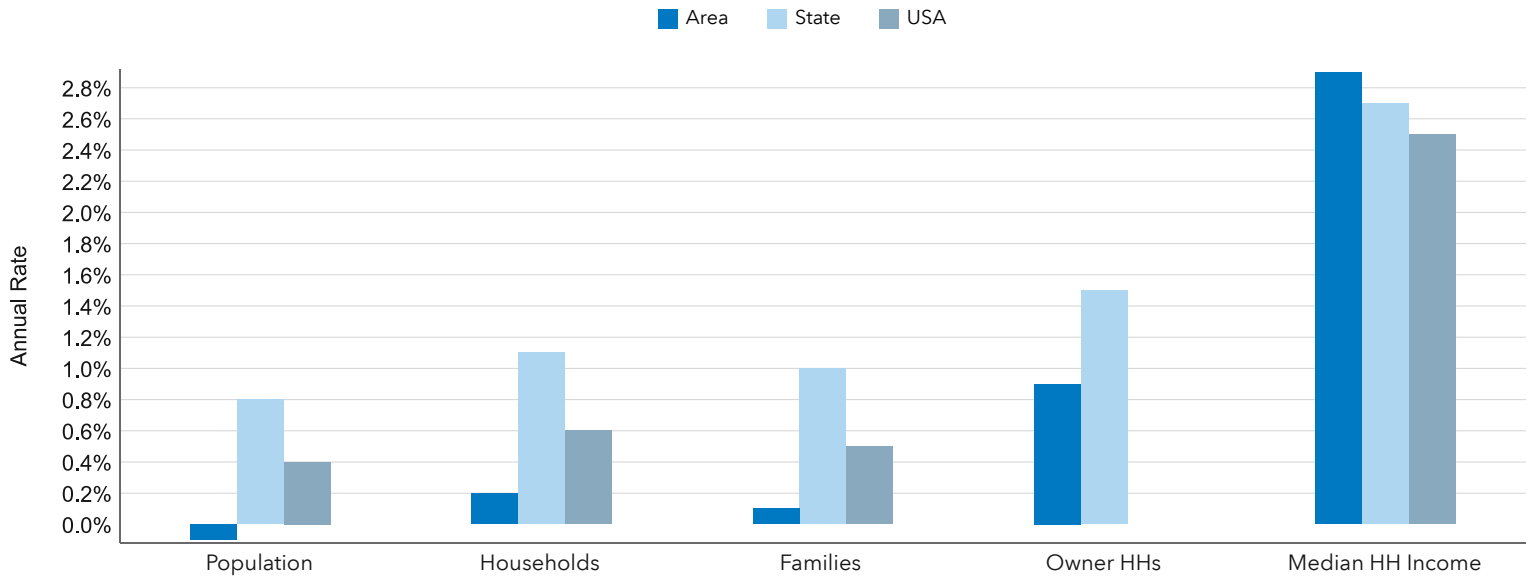
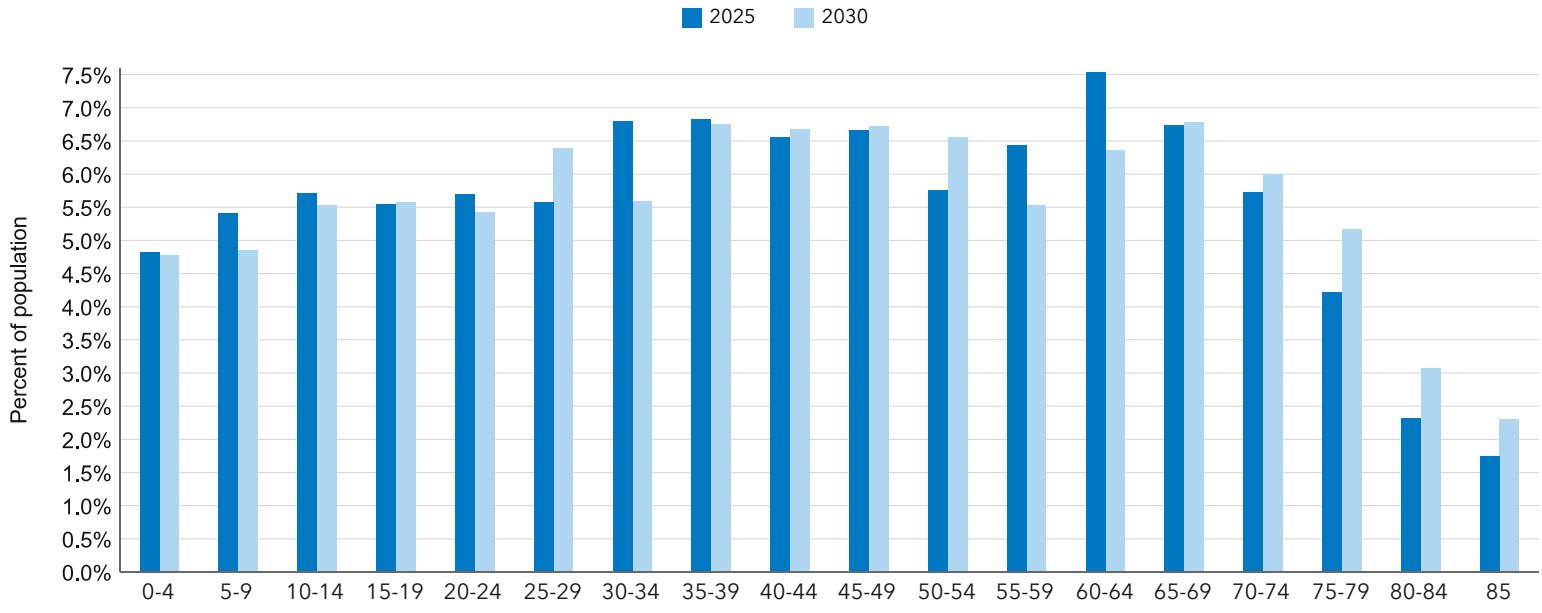
Key Indicators for 2025

13,102	5,945	2.19	42.8	11,364
Total Population	Total Households	Average Household Size	Median Age	Daytime Population

Trends: 2025 - 2030 Annual Rate



Population by Age



Source: Esri forecasts for 2025 and 2030. U.S. Census Bureau 2020 decennial Census data

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Key Indicators for 2025

$82,467
Median Household Income

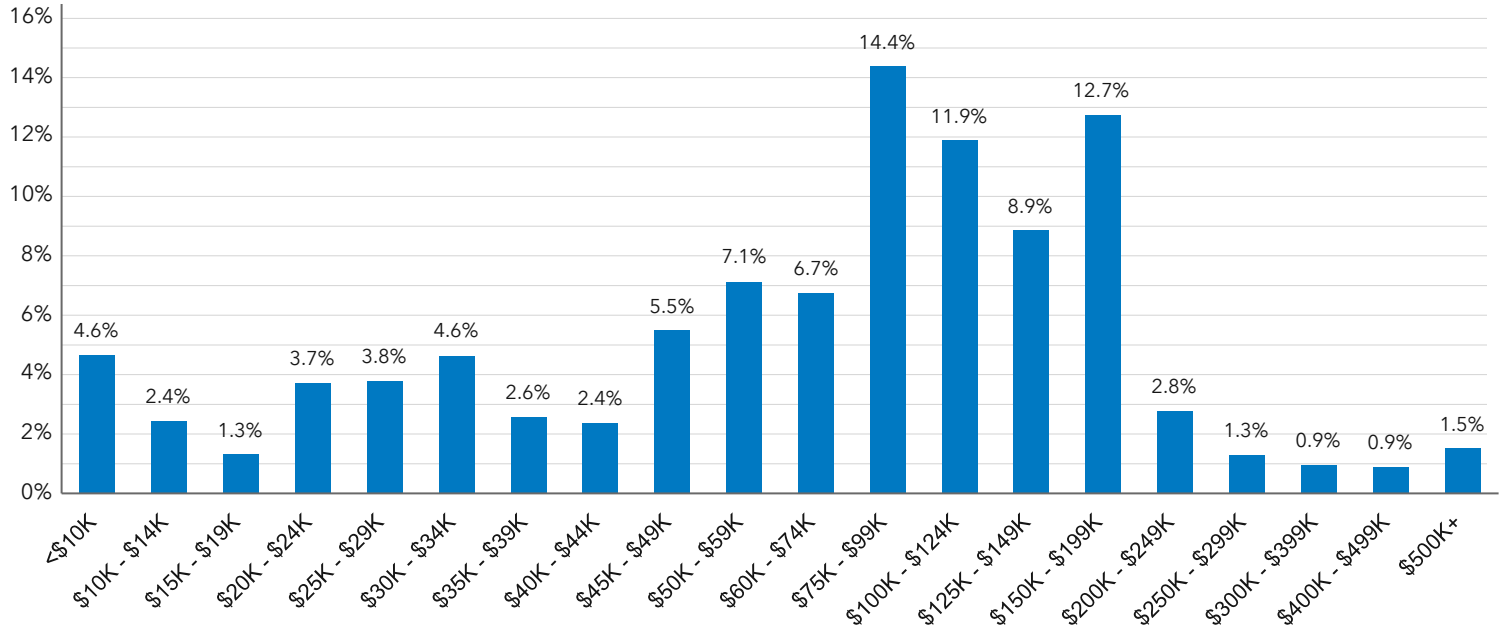
$226,635
Median Net Worth

83
Esri Wealth Index

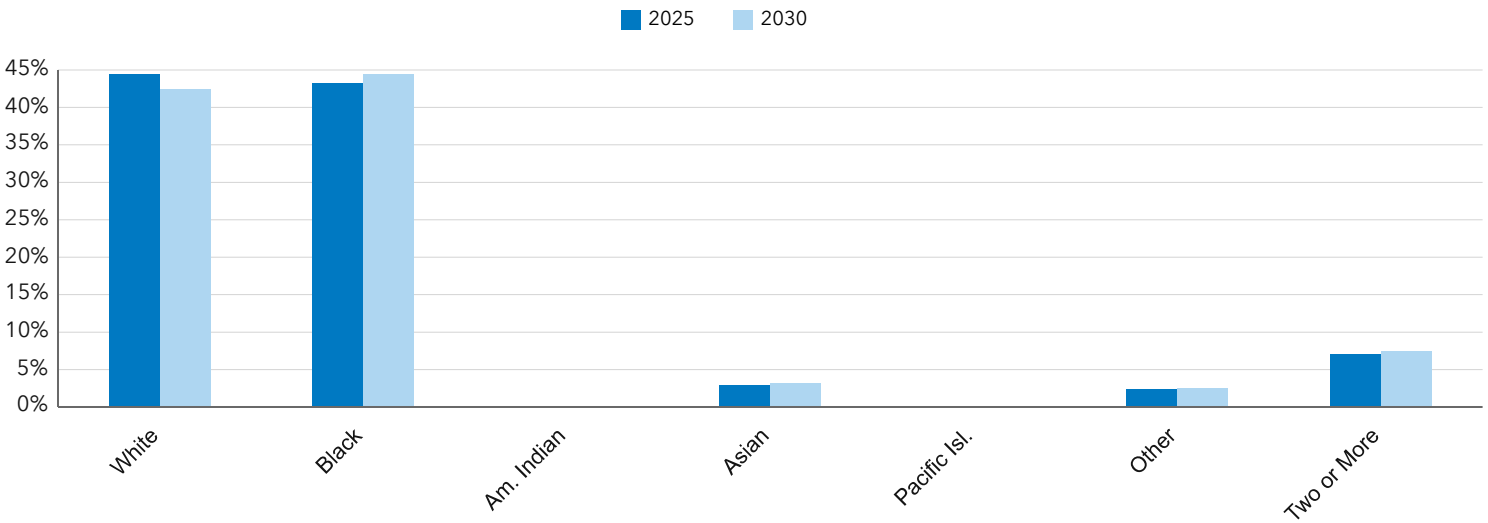
89
Esri Housing Affordability Index

66
Esri Diversity Index

Households by Income for 2025



Population by Race



Source: Esri forecasts for 2025 and 2030. U.S. Census Bureau 2020 decennial Census data

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Demographic and Income Profile

222 Philadelphia Pike, Wilmington, Delaware, 19809 2
222 Philadelphia Pike, Wilmington, Delaware, 19809
Ring: 3 mile radius

Summary	Census 2020	2025	2030
Total Population	86,376	86,592	86,558
Total Households	37,114	38,424	39,090
Family Households	20,577	20,579	20,714
Average Household Size	2.26	2.19	2.15
Owner Occupied Housing Units	20,313	22,961	23,791
Renter Occupied Housing Units	16,801	15,463	15,299
Median Age	40.3	40.9	41.9

Trends 2025 - 2030	Area	State	National
Population	0.0%	0.8%	0.4%
Households	0.3%	1.1%	0.6%
Family Population	0.1%	1.0%	0.5%
Owner Occupied Housing Units	0.7%	1.5%	0.0%
Median Household Income	2.9%	2.7%	2.5%

Population by Age	Census 2020		2025		2030	
	Number	Percent	Number	Percent	Number	Percent
0-4	4,649	5.4%	4,476	5.2%	4,401	5.1%
5-9	5,081	5.9%	4,759	5.5%	4,404	5.1%
10-14	5,165	6.0%	4,943	5.7%	4,686	5.4%
15-19	4,879	5.7%	4,802	5.5%	4,642	5.4%
20-24	4,709	5.5%	5,299	6.1%	5,333	6.2%
25-29	6,267	7.3%	5,629	6.5%	6,215	7.2%
30-34	6,395	7.4%	6,375	7.4%	5,471	6.3%
35-39	5,776	6.7%	6,035	7.0%	5,938	6.9%
40-44	5,056	5.8%	5,538	6.4%	5,708	6.6%
45-49	4,842	5.6%	4,913	5.7%	5,415	6.3%
50-54	5,407	6.3%	5,004	5.8%	4,997	5.8%
55-59	6,338	7.3%	5,307	6.1%	4,933	5.7%
60-64	6,134	7.1%	5,814	6.7%	5,013	5.8%
65-69	5,150	6.0%	5,515	6.4%	5,317	6.1%
70-74	3,962	4.6%	4,522	5.2%	4,889	5.7%
75-79	2,793	3.2%	3,402	3.9%	3,978	4.6%
80-84	1,719	2.0%	2,194	2.5%	2,710	3.1%
Age 85+	2,053	2.4%	2,068	2.4%	2,508	2.9%

Source: Esri forecasts for 2025 and 2030. U.S. Census Bureau 2020 decennial Census data

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Households by Income	2025		2030	
	Number	Percent	Number	Percent
<$10,000	2,511	6.5%	2,051	5.3%
$10,000-14,999	1,726	4.5%	1,518	3.9%
$15,000-19,999	1,071	2.8%	938	2.4%
$20,000-24,999	1,337	3.5%	1,095	2.8%
$25,000-29,999	1,327	3.5%	1,127	2.9%
$30,000-34,999	1,432	3.7%	1,206	3.1%
$35,000-39,999	1,205	3.1%	1,119	2.9%
$40,000-44,999	1,492	3.9%	1,444	3.7%
$45,000-49,999	1,393	3.6%	1,357	3.5%
$50,000-59,999	2,422	6.3%	2,379	6.1%
$60,000-74,999	2,931	7.6%	2,736	7.0%
$75000-99999	4,270	11.1%	4,248	10.9%
$100,000-124,999	3,325	8.7%	3,544	9.1%
$125,000-149,999	2,501	6.5%	2,774	7.1%
$150000-199999	4,172	10.9%	4,981	12.7%
$200,000-249,999	1,971	5.1%	2,568	6.6%
$250,000-299,999	899	2.3%	1,130	2.9%
$300,000-399,999	702	1.8%	941	2.4%
$400,000-499,999	619	1.6%	813	2.1%
$500,000+	1,120	2.9%	1,119	2.9%
Median Household Income	$76,673	-	$88,622	-
Average Household Income	$113,575	-	$125,495	-
Per Capita Income	$50,447	-	$56,718	-

Race and Ethnicity	Census 2020		2025		2030	
	Number	Percent	Number	Percent	Number	Percent
White Alone	40,982	47.5%	39,217	45.3%	37,685	43.5%
Black Alone	35,446	41.0%	36,522	42.2%	37,182	43.0%
American Indian	220	0.3%	224	0.3%	226	0.3%
Asian Alone	2,399	2.8%	2,714	3.1%	3,046	3.5%
Pacific Islander	20	0.0%	20	0.0%	20	0.0%
Some Other Race	2,100	2.4%	2,285	2.6%	2,427	2.8%
Two or More Races	5,209	6.0%	5,610	6.5%	5,971	6.9%
Hispanic (Any Race)	5,498	6.4%	6,071	7.0%	6,508	7.5%

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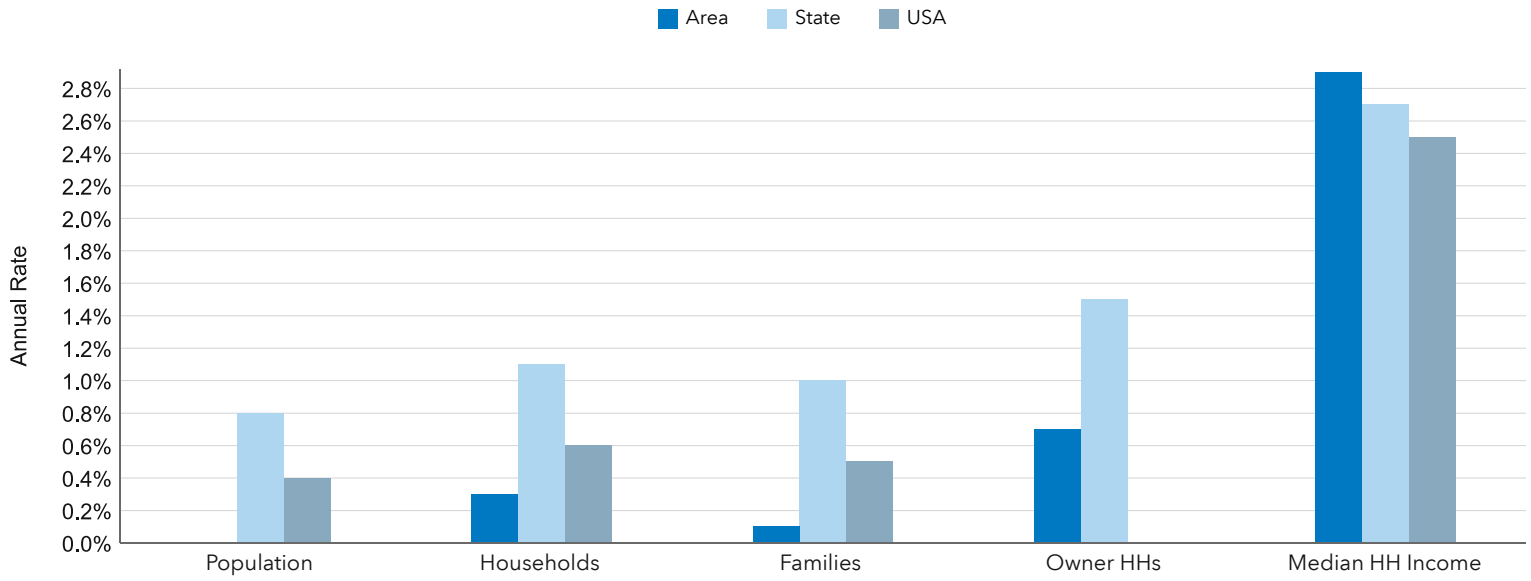
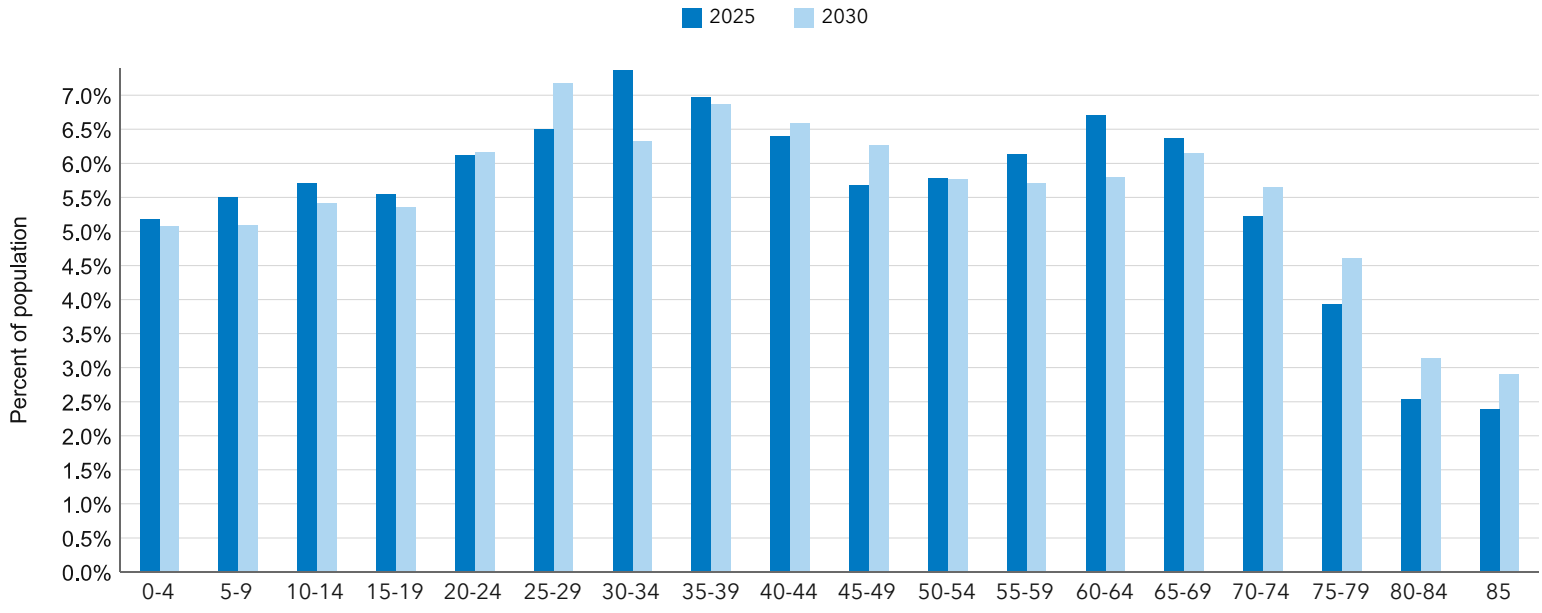
Key Indicators for 2025

86,592	38,424	2.19	40.9	124,176
Total Population	Total Households	Average Household Size	Median Age	Daytime Population

Trends: 2025 - 2030 Annual Rate



Population by Age



Source: Esri forecasts for 2025 and 2030. U.S. Census Bureau 2020 decennial Census data

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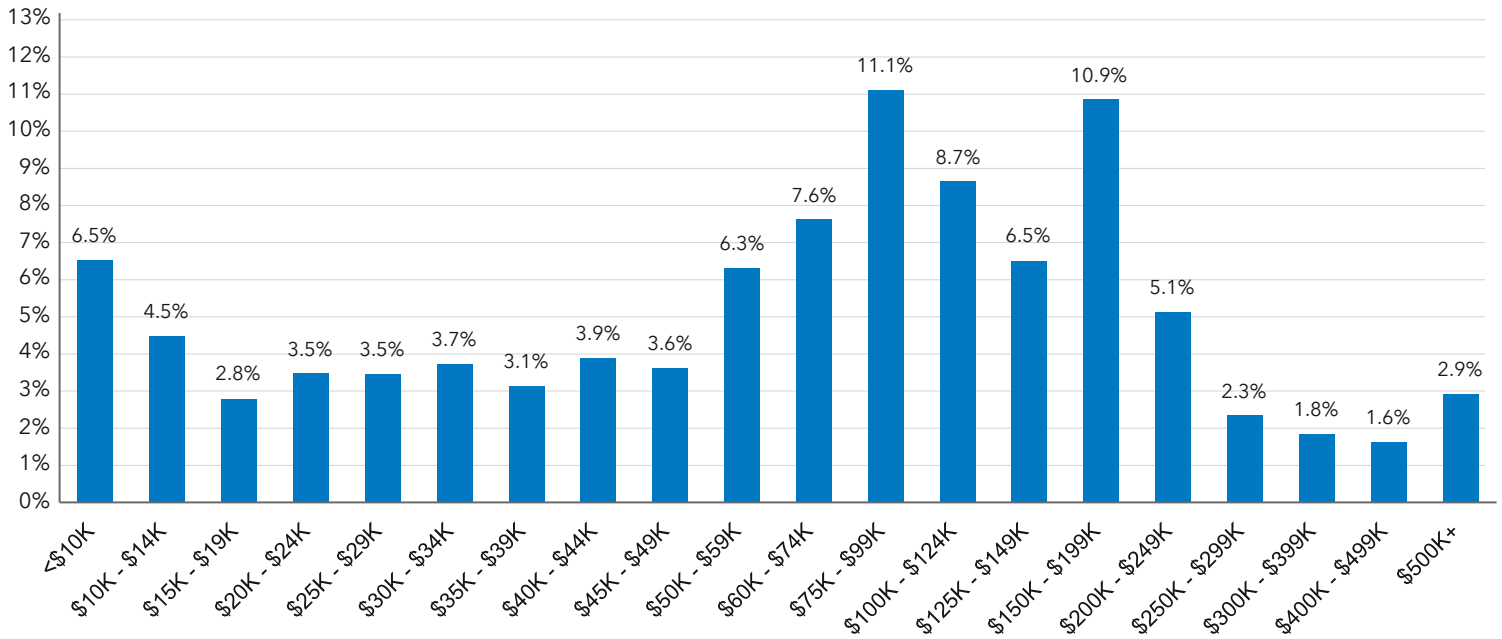
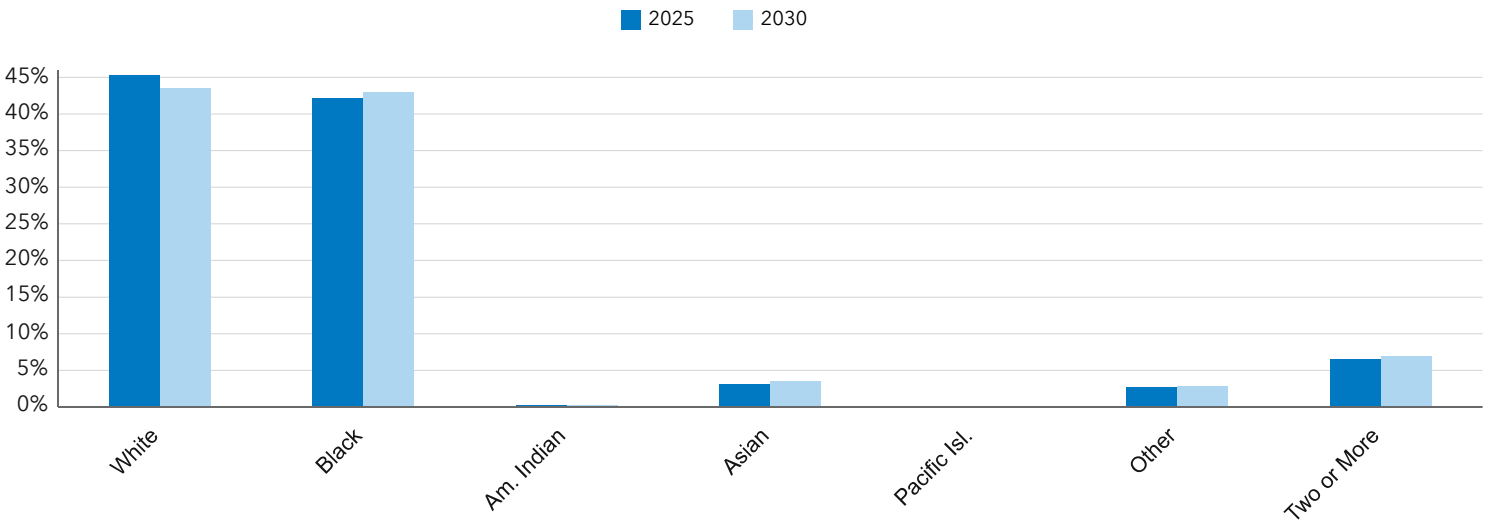
Key Indicators for 2025

$76,673	$184,159	102	80	66
Median Household Income	Median Net Worth	Esri Wealth Index	Esri Housing Affordability Index	Esri Diversity Index

Households by Income for 2025



Population by Race



Source: Esri forecasts for 2025 and 2030. U.S. Census Bureau 2020 decennial Census data

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Demographic and Income Profile

222 Philadelphia Pike, Wilmington, Delaware, 19809 2
222 Philadelphia Pike, Wilmington, Delaware, 19809
Ring: 5 mile radius

Summary	Census 2020	2025	2030
Total Population	189,935	192,232	192,351
Total Households	78,911	81,957	83,376
Family Households	46,692	47,130	47,559
Average Household Size	2.36	2.30	2.26
Owner Occupied Housing Units	44,597	50,213	52,096
Renter Occupied Housing Units	34,314	31,744	31,281
Median Age	39.4	40.2	41.4

Trends 2025 - 2030	Area	State	National
Population	0.0%	0.8%	0.4%
Households	0.3%	1.1%	0.6%
Family Population	0.2%	1.0%	0.5%
Owner Occupied Housing Units	0.7%	1.5%	0.0%
Median Household Income	2.9%	2.7%	2.5%

Population by Age	Census 2020		2025		2030	
	Number	Percent	Number	Percent	Number	Percent
0-4	10,502	5.5%	10,299	5.4%	10,131	5.3%
5-9	11,636	6.1%	10,913	5.7%	10,183	5.3%
10-14	12,205	6.4%	11,481	6.0%	10,842	5.6%
15-19	11,414	6.0%	11,627	6.0%	10,907	5.7%
20-24	10,560	5.6%	11,903	6.2%	12,233	6.4%
25-29	13,301	7.0%	12,080	6.3%	13,299	6.9%
30-34	13,979	7.4%	13,599	7.1%	11,865	6.2%
35-39	12,918	6.8%	13,642	7.1%	13,061	6.8%
40-44	11,283	5.9%	12,764	6.6%	13,227	6.9%
45-49	10,886	5.7%	11,212	5.8%	12,564	6.5%
50-54	11,942	6.3%	11,187	5.8%	11,199	5.8%
55-59	13,406	7.1%	11,651	6.1%	10,827	5.6%
60-64	12,880	6.8%	12,354	6.4%	10,901	5.7%
65-69	10,705	5.6%	11,679	6.1%	11,284	5.9%
70-74	8,330	4.4%	9,580	5.0%	10,449	5.4%
75-79	5,871	3.1%	7,200	3.8%	8,390	4.4%
80-84	3,763	2.0%	4,651	2.4%	5,733	3.0%
Age 85+	4,353	2.3%	4,410	2.3%	5,256	2.7%

Source: Esri forecasts for 2025 and 2030. U.S. Census Bureau 2020 decennial Census data

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Households by Income	2025		2030	
	Number	Percent	Number	Percent
<$10,000	4,870	5.9%	4,082	4.9%
$10,000-14,999	3,410	4.2%	2,974	3.6%
$15,000-19,999	2,005	2.5%	1,709	2.0%
$20,000-24,999	2,679	3.3%	2,133	2.6%
$25,000-29,999	2,716	3.3%	2,241	2.7%
$30,000-34,999	2,912	3.5%	2,401	2.9%
$35,000-39,999	2,353	2.9%	2,174	2.6%
$40,000-44,999	2,920	3.6%	2,785	3.3%
$45,000-49,999	3,213	3.9%	3,135	3.8%
$50,000-59,999	5,352	6.5%	5,244	6.3%
$60,000-74,999	6,469	7.9%	5,940	7.1%
$75000-99999	9,786	11.9%	9,650	11.6%
$100,000-124,999	7,616	9.3%	8,033	9.6%
$125,000-149,999	5,587	6.8%	6,203	7.4%
$150000-199999	8,475	10.3%	10,133	12.2%
$200,000-249,999	4,356	5.3%	5,759	6.9%
$250,000-299,999	1,988	2.4%	2,518	3.0%
$300,000-399,999	1,595	1.9%	2,179	2.6%
$400,000-499,999	1,347	1.6%	1,773	2.1%
$500,000+	2,308	2.8%	2,313	2.8%
Median Household Income	$79,259	-	$91,433	-
Average Household Income	$116,347	-	$128,704	-
Per Capita Income	$49,648	-	$55,829	-

Race and Ethnicity	Census 2020		2025		2030	
	Number	Percent	Number	Percent	Number	Percent
White Alone	94,083	49.5%	90,691	47.2%	87,032	45.3%
Black Alone	63,445	33.4%	65,920	34.3%	67,116	34.9%
American Indian	792	0.4%	828	0.4%	841	0.4%
Asian Alone	7,522	4.0%	8,512	4.4%	9,472	4.9%
Pacific Islander	59	0.0%	60	0.0%	60	0.0%
Some Other Race	10,501	5.5%	11,540	6.0%	12,245	6.4%
Two or More Races	13,532	7.1%	14,682	7.6%	15,585	8.1%
Hispanic (Any Race)	22,550	11.9%	24,837	12.9%	26,424	13.7%

Source: Esri forecasts for 2025 and 2030. U.S. Census Bureau 2020 decennial Census data

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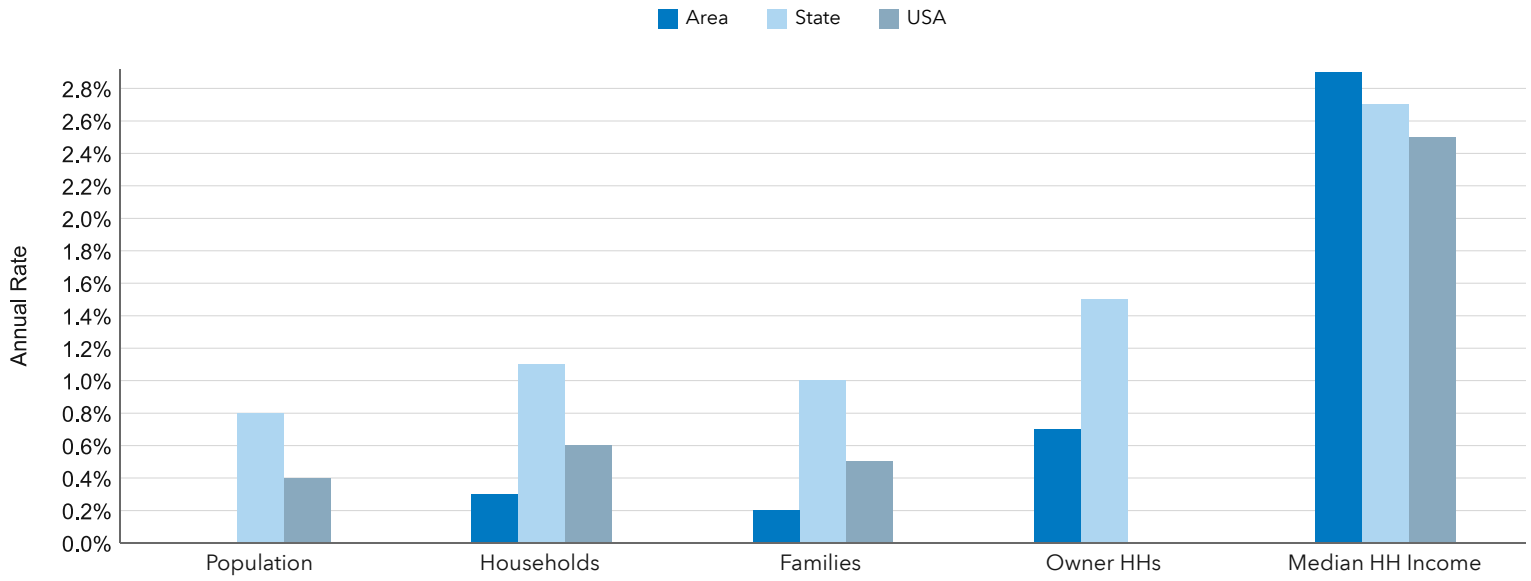
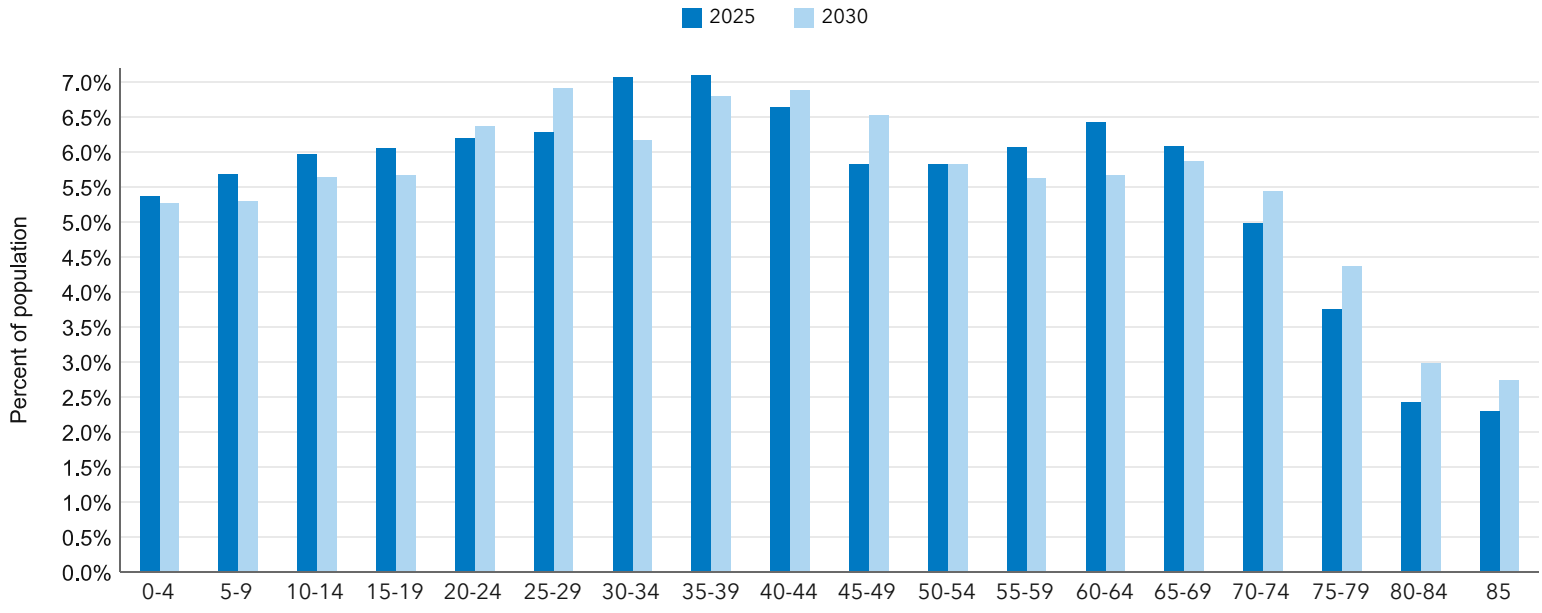
Key Indicators for 2025

192,232	81,957	2.30	40.2	223,548
Total Population	Total Households	Average Household Size	Median Age	Daytime Population

Trends: 2025 - 2030 Annual Rate



Population by Age



Source: Esri forecasts for 2025 and 2030. U.S. Census Bureau 2020 decennial Census data

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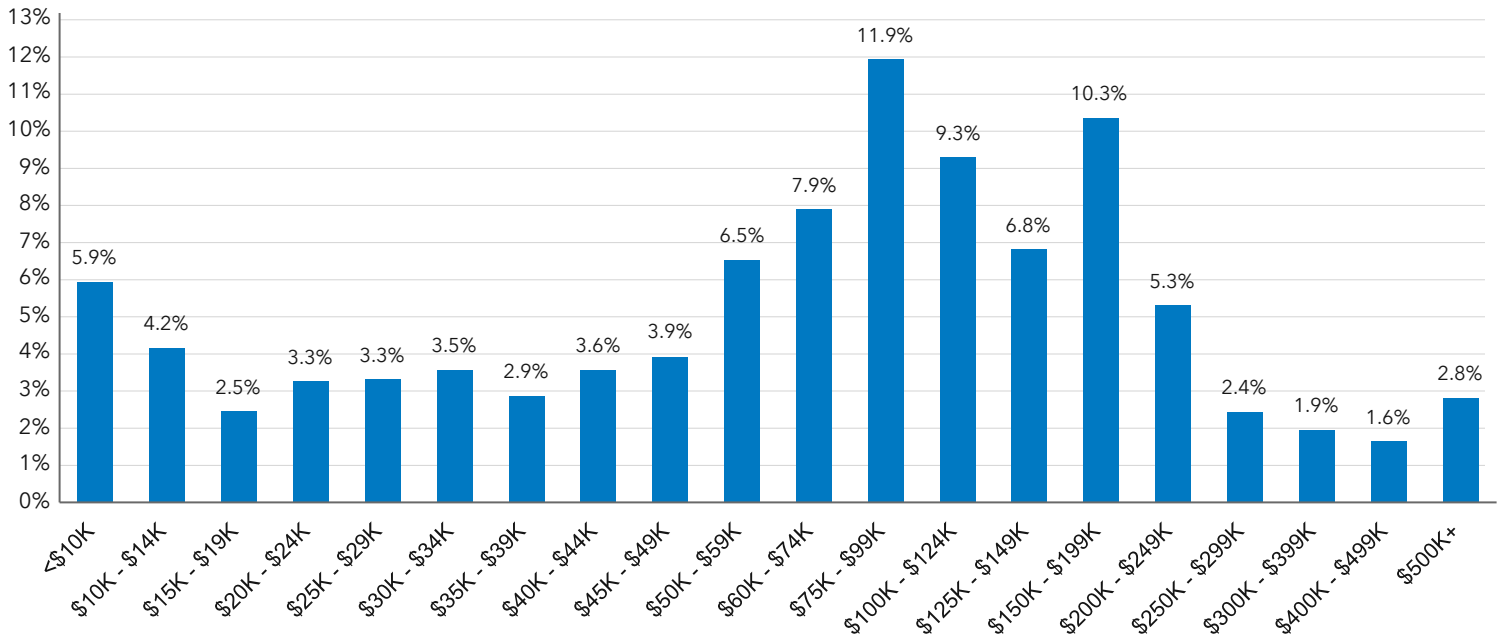
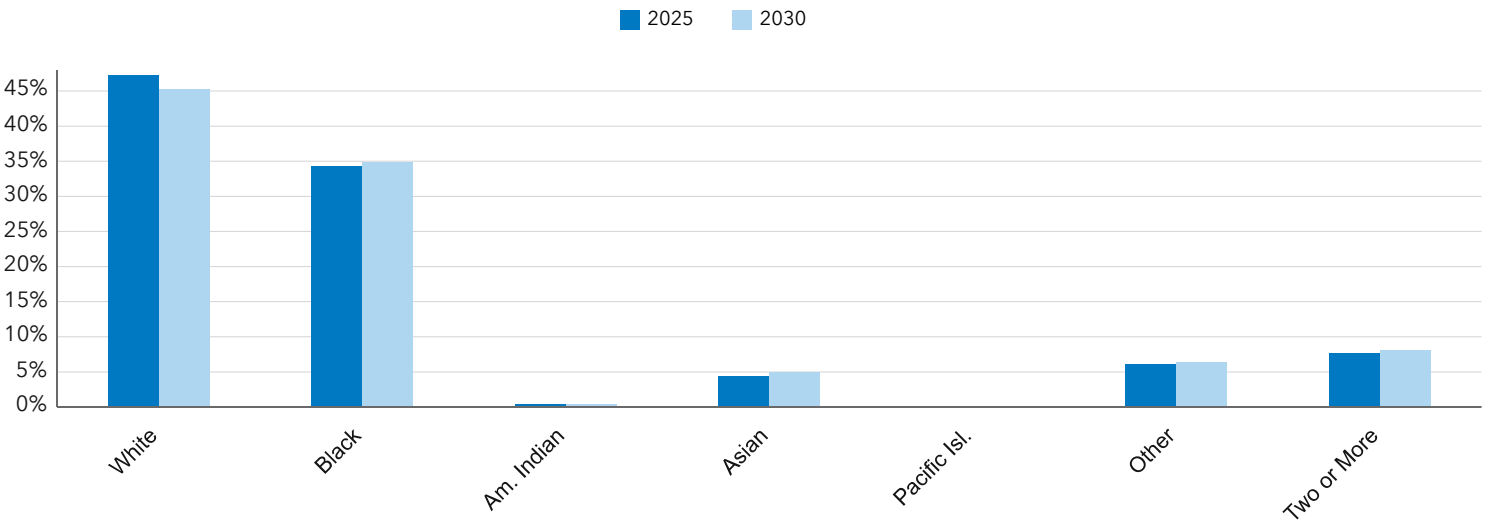
Key Indicators for 2025

$79,259	$196,876	104	83	73
Median Household Income	Median Net Worth	Esri Wealth Index	Esri Housing Affordability Index	Esri Diversity Index

Households by Income for 2025



Population by Race



Source: Esri forecasts for 2025 and 2030. U.S. Census Bureau 2020 decennial Census data

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