



R&R Commercial Realty, Inc.

WYOMING BUSINESS CENTER

FOR LEASE - BUILD TO SUIT
368 SARAH CIRCLE, CAMDEN WYOMING DE 19934

THE SPACE

Location **368 Sarah Circle
Camden Wyoming, DE 19934**

County **Kent**

HIGHLIGHTS

- ❖ Build to Suit 5,000+/-SF - 30,000+/-SF
- ❖ 12,000+/-sf available can be divided into 3,000sf units
- ❖ 10,000+/-sf available
- ❖ Multiple Pad Sites available
- ❖ Lease Price: \$12-\$13psf

POPULATION

1.00 MILE	3.00 MILE	5.00 MILE
4,024	31,904	84,114

AVERAGE HOUSEHOLD INCOME

1.00 MILE	3.00 MILE	5.00 MILE
\$83,822	\$98,283	\$93,755

NUMBER OF HOUSEHOLDS

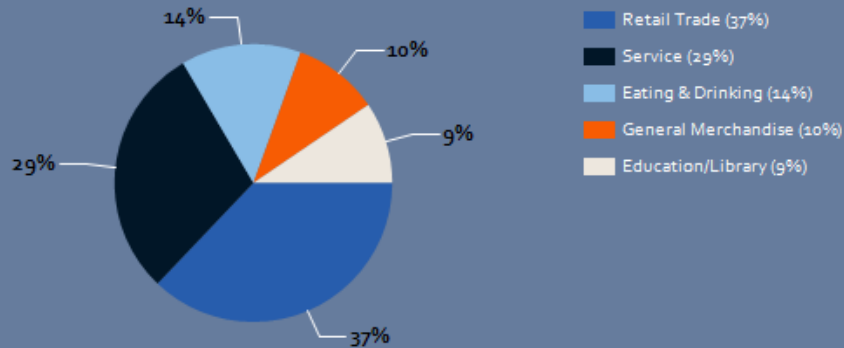
1.00 MILE	3.00 MILE	5.00 MILE
1,688	12,138	31,959



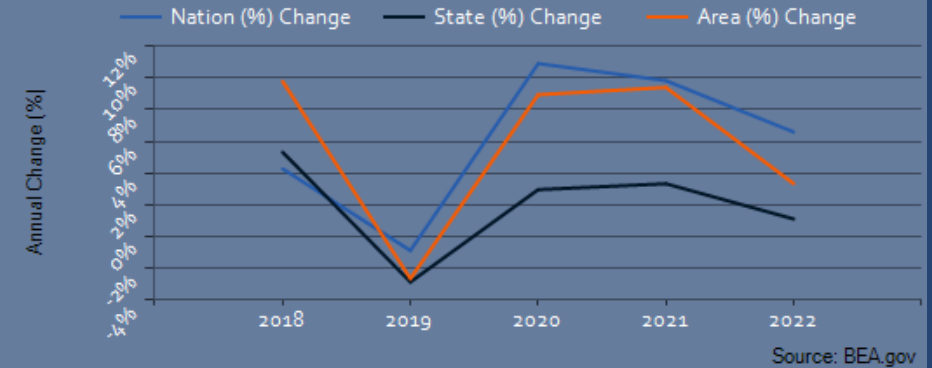
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46 S. State Street, Dover, DE 19901

Major Industries by Employee Count



Kent County GDP Trend



Largest Employers

Walmart Distribution Center	1,000
Camden Wyoming Market	2,049
Redner's Warehouse Market	100,200
Cheddar's Scratch Kitchen	100,200
ALDI Supermarket	50,100
Verizon Wireless	50,100
T-Mobile	50,100
Yarn & Bone Pet Supply Company	2,049



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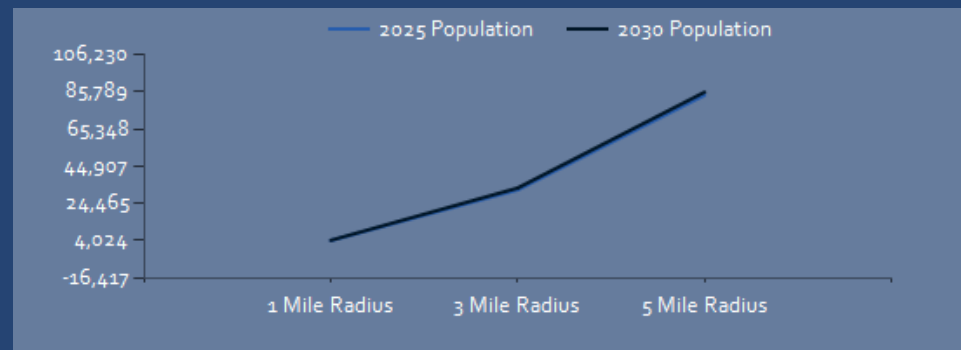
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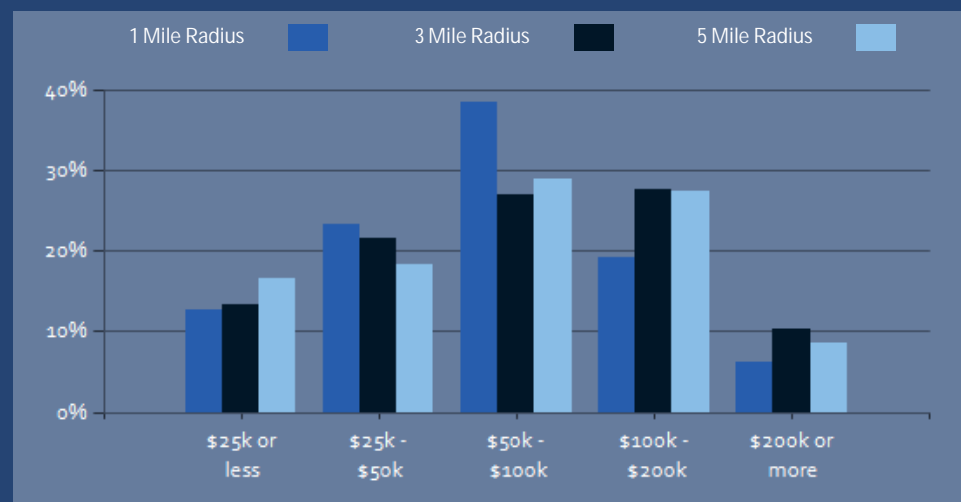


POPULATION	1 MILE	3 MILE	5 MILE
2000 Population	2,630	19,901	57,341
2010 Population	3,373	26,464	71,662
2025 Population	4,024	31,904	84,114
2030 Population	4,154	32,962	85,789
2025 African American	940	10,031	28,592
2025 American Indian	26	170	505
2025 Asian	151	1,316	3,163
2025 Hispanic	308	2,522	7,573
2025 Other Race	95	882	2,881
2025 White	2,365	16,243	40,385
2025 Multiracial	443	3,250	8,510
2025-2030: Population: Growth Rate	3.20%	3.25%	2.00%

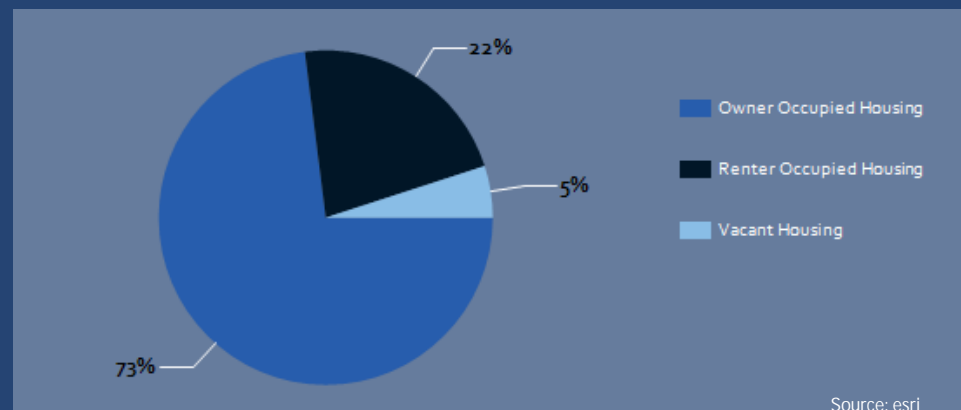
2025 HOUSEHOLD INCOME	1 MILE	3 MILE	5 MILE
less than \$15,000	142	1,061	3,355
\$15,000-\$24,999	74	561	1,949
\$25,000-\$34,999	125	688	1,769
\$35,000-\$49,999	269	1,939	4,115
\$50,000-\$74,999	370	1,808	5,271
\$75,000-\$99,999	280	1,460	3,978
\$100,000-\$149,999	208	2,316	5,803
\$150,000-\$199,999	115	1,047	2,943
\$200,000 or greater	105	1,259	2,776
Median HH Income	\$64,678	\$75,149	\$71,855
Average HH Income	\$83,822	\$98,283	\$93,755



2025 Household Income



2025 Own vs. Rent - 1 Mile Radius



Source: esri



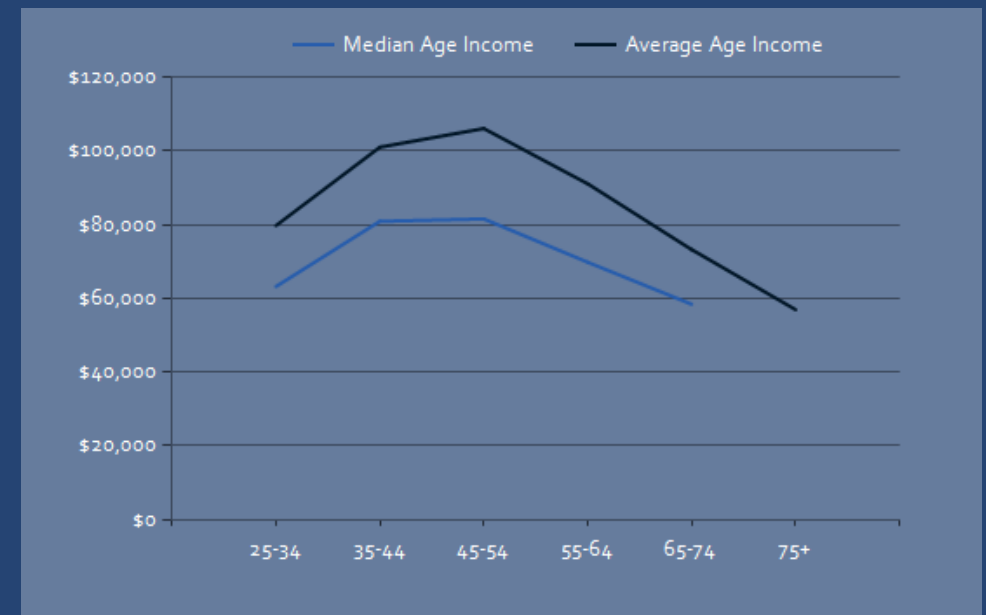
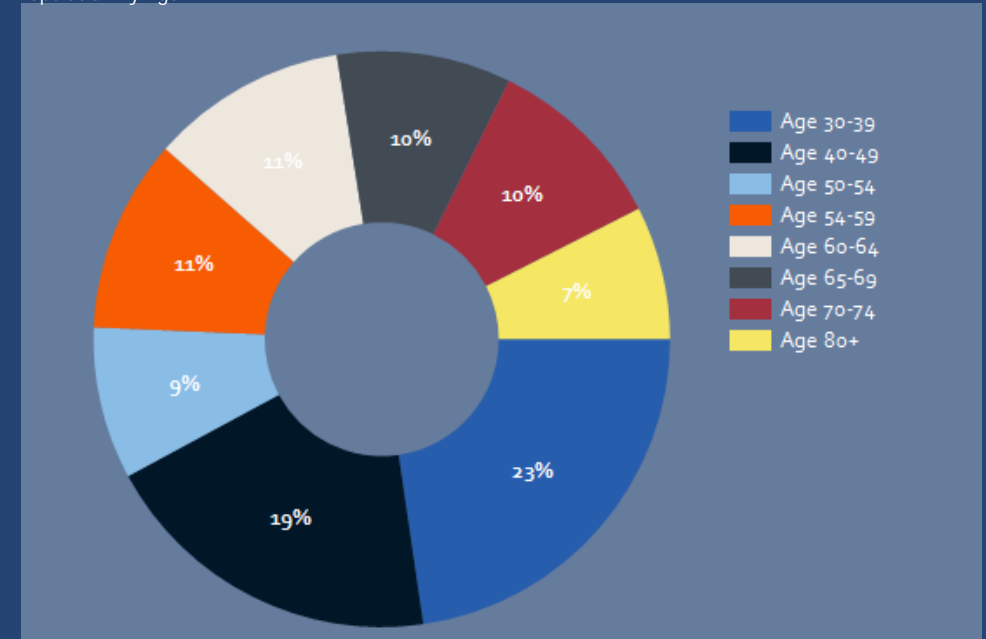
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2025 POPULATION BY AGE	1 MILE	3 MILE	5 MILE
2025 Population Age 30-34	258	2,135	5,697
2025 Population Age 35-39	276	1,996	5,376
2025 Population Age 40-44	256	1,980	4,919
2025 Population Age 45-49	201	1,724	4,323
2025 Population Age 50-54	201	1,755	4,307
2025 Population Age 55-59	255	1,870	4,514
2025 Population Age 60-64	259	2,095	4,889
2025 Population Age 65-69	230	1,881	4,559
2025 Population Age 70-74	241	1,690	4,081
2025 Population Age 75-79	176	1,331	3,242
2025 Population Age 80-84	123	892	2,226
2025 Population Age 85+	90	628	1,767
2025 Population Age 18+	3,166	25,011	65,421
2025 Median Age	40	40	37
2030 Median Age	42	41	38

2025 INCOME BY AGE	1 MILE	3 MILE	5 MILE
Median Household Income 25-34	\$63,206	\$73,324	\$70,741
Average Household Income 25-34	\$79,744	\$92,433	\$89,757
Median Household Income 35-44	\$80,924	\$100,926	\$96,345
Average Household Income 35-44	\$101,042	\$119,526	\$114,507
Median Household Income 45-54	\$81,563	\$106,664	\$100,971
Average Household Income 45-54	\$106,102	\$125,993	\$118,094
Median Household Income 55-64	\$69,802	\$85,707	\$82,924
Average Household Income 55-64	\$91,103	\$109,217	\$104,268
Median Household Income 65-74	\$58,390	\$59,577	\$58,758
Average Household Income 65-74	\$73,243	\$83,160	\$80,351
Average Household Income 75+	\$56,930	\$65,248	\$63,254

Population By Age



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Wyoming Business Center

CONFIDENTIALITY and DISCLAIMER

All information contained herein is believed to be accurate, however was obtained from third parties and R & R Commercial Realty, Inc. does not warrant as to the accuracy submitted, subject to changes or modification without notice. Listing Broker represents the sellers interest.

Exclusively Marketed by:

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