



## FIRST CAPITAL CENTER

FOR LEASE

500 W. LOOCKERMAN ST., DOVER DE 19901

# THE SPACE

Location	500 W. Loockerman St. Dover , DE 19901
County	Kent

## HIGHLIGHTS

- Available For Lease immediately!
- Floor 2 - Suite 201 (2,572+/-sf) and 203 (1,253+/-sf)
- Floor 4 - Suite 410 (1,883+/-sf)
- Floor 5 - Suite 501 (8,771+/-sf) Former Overlook Banquet Hall
- Floor 6 - Suite 604 (2,774+/-sf) Walk-up access from 5th floor

### POPULATION

1.00 MILE	3.00 MILE	5.00 MILE
8,300	51,038	78,463

### AVERAGE HOUSEHOLD INCOME

1.00 MILE	3.00 MILE	5.00 MILE
\$71,785	\$84,675	\$92,453

### NUMBER OF HOUSEHOLDS

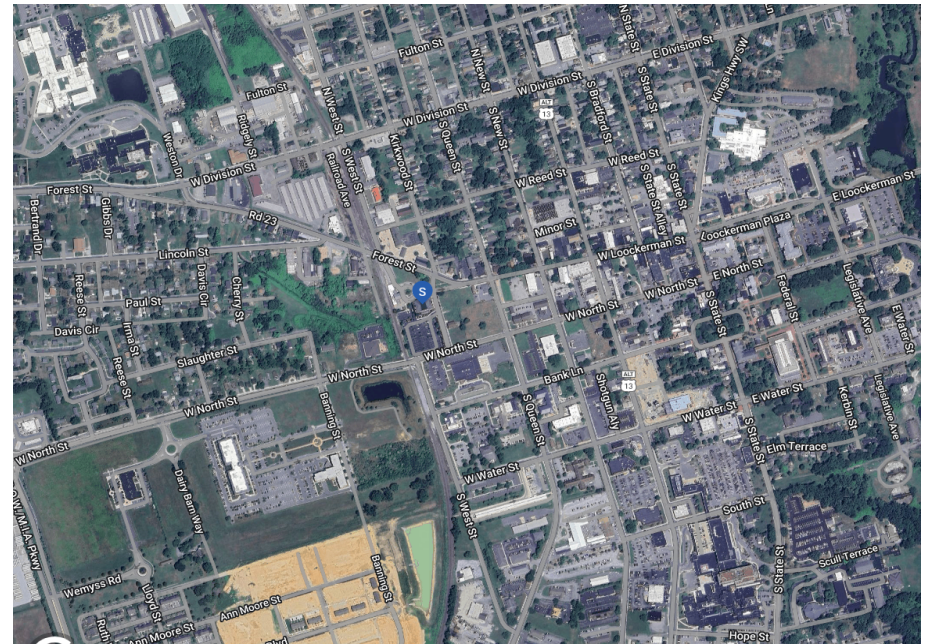
1.00 MILE	3.00 MILE	5.00 MILE
3,479	19,824	30,250



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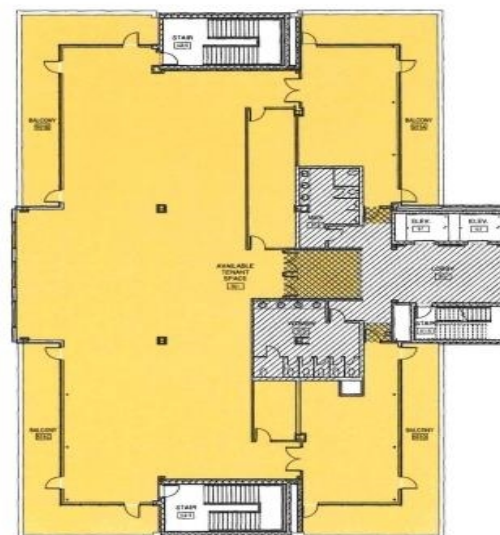
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- First Capital Center is located at the corner of Lookerman Street and Jerusalem Way right in the center of West Dover. This building formerly known as Duncan Center was recently bought by a local family and is working to renovate and revitalize this Dover landmark. The building was newly renamed as the First Capital Center by the new owners, the building will serve as a gateway to West Dover, welcoming visitors to the shops, restaurants, and businesses downtown.



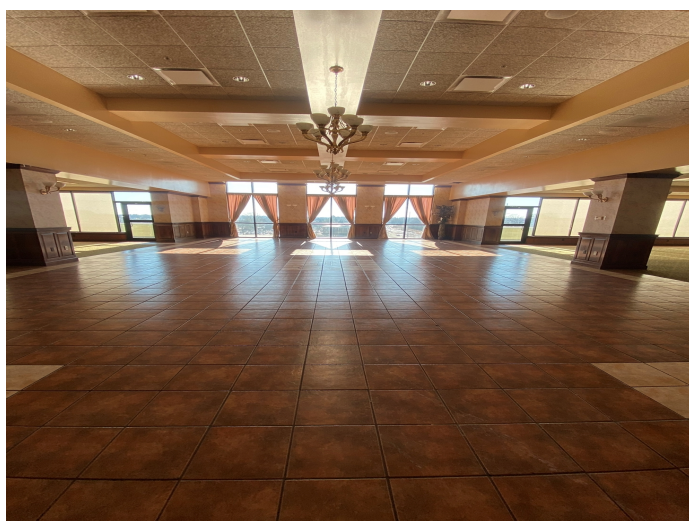
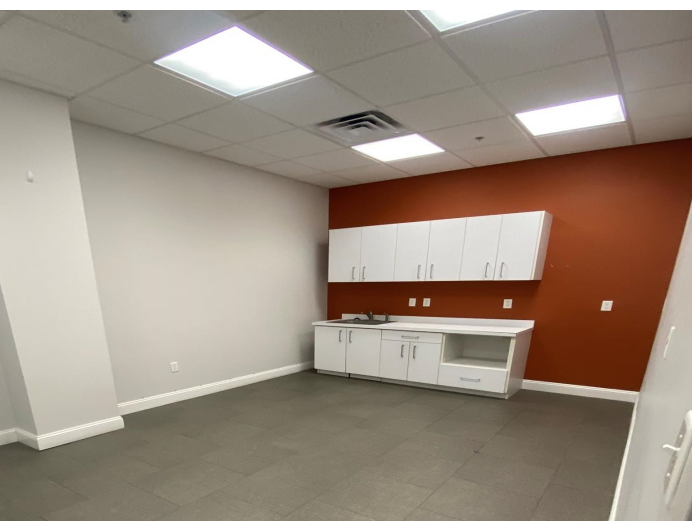
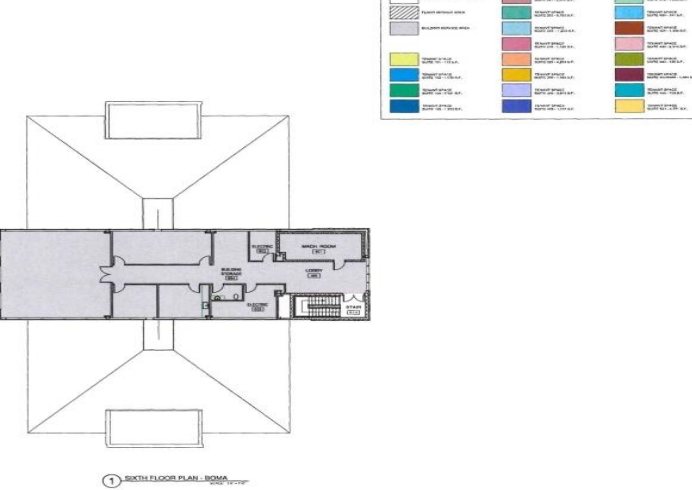


① THIRD FLOOR PLAN - BOMA



① FIFTH FLOOR PLAN - BOMA



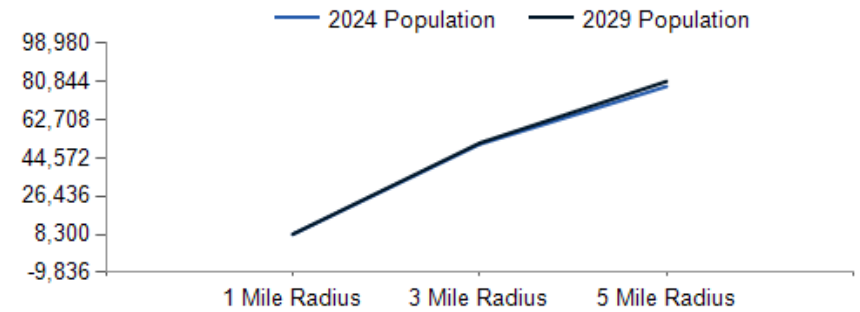




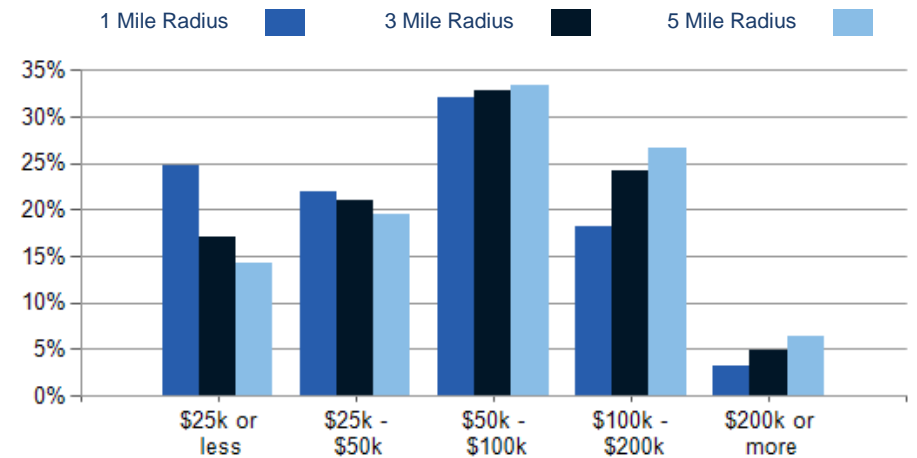
POPULATION	1 MILE	3 MILE	5 MILE
2000 Population	7,691	41,020	60,424
2010 Population	8,371	45,789	70,361
2024 Population	8,300	51,038	78,463
2029 Population	8,426	51,620	80,844
2024-2029: Population: Growth Rate	1.50%	1.15%	3.00%

2024 HOUSEHOLD INCOME	1 MILE	3 MILE	5 MILE
less than \$15,000	410	1,630	2,129
\$15,000-\$24,999	453	1,750	2,181
\$25,000-\$34,999	353	1,856	2,600
\$35,000-\$49,999	408	2,322	3,317
\$50,000-\$74,999	558	3,117	4,754
\$75,000-\$99,999	556	3,380	5,335
\$100,000-\$149,999	474	3,581	5,701
\$150,000-\$199,999	158	1,222	2,339
\$200,000 or greater	109	966	1,895
Median HH Income	\$53,778	\$67,135	\$75,479
Average HH Income	\$71,785	\$84,675	\$92,453

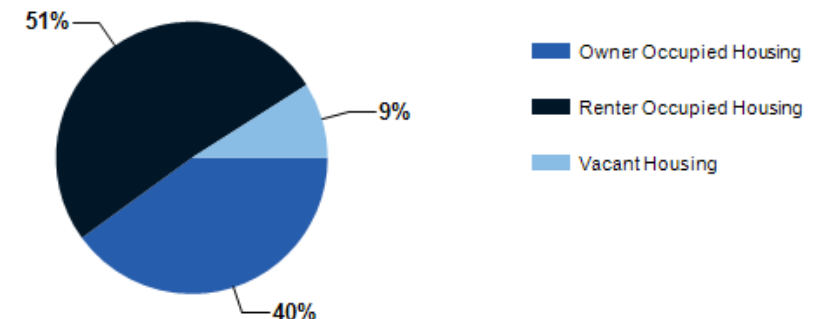
HOUSEHOLDS	1 MILE	3 MILE	5 MILE
2000 Total Housing	3,398	16,867	24,322
2010 Total Households	3,320	17,617	26,542
2024 Total Households	3,479	19,824	30,250
2029 Total Households	3,569	20,383	31,805
2024 Average Household Size	2.25	2.41	2.47
2024-2029: Households: Growth Rate	2.55%	2.80%	5.05%



2024 Household Income



2024 Own vs. Rent - 1 Mile Radius



Source: esri



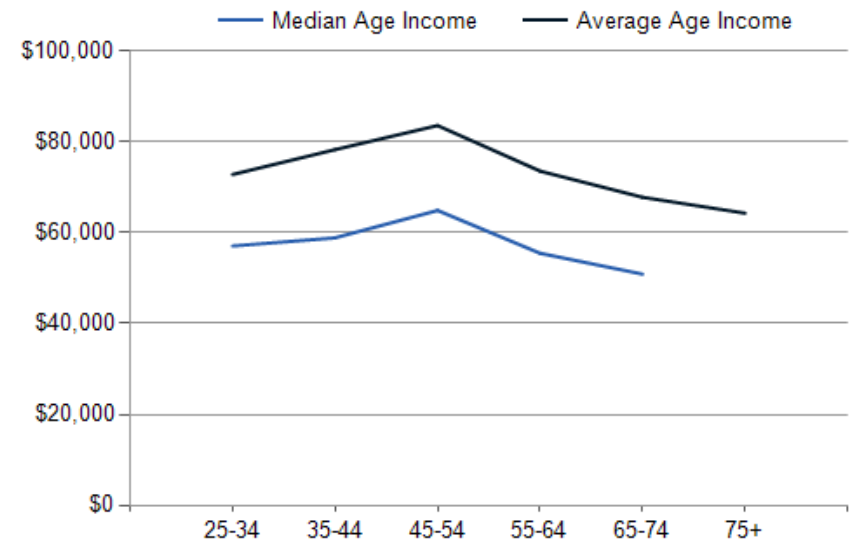
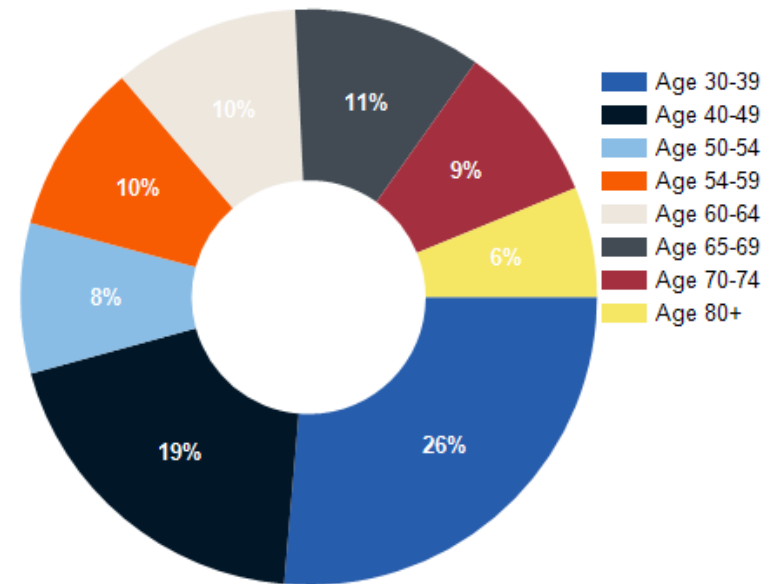
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Demographics | First Capital Center

2024 POPULATION BY AGE	1 MILE	3 MILE	5 MILE
2024 Population Age 30-34	631	3,646	5,477
2024 Population Age 35-39	531	3,110	4,899
2024 Population Age 40-44	452	2,773	4,454
2024 Population Age 45-49	401	2,423	3,795
2024 Population Age 50-54	372	2,472	3,871
2024 Population Age 55-59	424	2,622	4,134
2024 Population Age 60-64	461	2,884	4,609
2024 Population Age 65-69	466	2,646	4,197
2024 Population Age 70-74	396	2,294	3,690
2024 Population Age 75-79	273	1,797	2,887
2024 Population Age 80-84	174	1,254	1,922
2024 Population Age 85+	194	1,256	1,724
2024 Population Age 18+	6,446	40,248	61,260
2024 Median Age	35	35	36
2029 Median Age	37	37	37

2024 INCOME BY AGE	1 MILE	3 MILE	5 MILE
Median Household Income 25-34	\$57,082	\$64,796	\$69,191
Average Household Income 25-34	\$72,843	\$80,620	\$86,546
Median Household Income 35-44	\$58,873	\$83,170	\$89,681
Average Household Income 35-44	\$78,301	\$100,053	\$110,146
Median Household Income 45-54	\$64,921	\$82,828	\$91,362
Average Household Income 45-54	\$83,617	\$100,814	\$111,428
Median Household Income 55-64	\$55,490	\$75,498	\$81,376
Average Household Income 55-64	\$73,590	\$91,078	\$100,830
Median Household Income 65-74	\$50,887	\$58,669	\$66,309
Average Household Income 65-74	\$67,814	\$77,751	\$84,357
Average Household Income 75+	\$64,306	\$67,006	\$70,128



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Demographics | First Capital Center

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