



COMPASS POINTE

FOR LEASE
800 N. STATE ST. DOVER DE 19901

THE SPACE

Location **800 N. State St., Dover , DE, 19901**
COUNTY **Kent**

HIGHLIGHTS

- Waterfront
- 2,289+/-SF office suite 302 available on the 3rd Floor
- Lease Price: \$28.00psf modified gross
- Zoning: C2A
- Signage
- Bus Line



POPULATION

1.00 MILE	3.00 MILE	5.00 MILE
8,697	43,764	72,013



AVERAGE HOUSEHOLD INCOME

1.00 MILE	3.00 MILE	5.00 MILE
\$65,804	\$73,785	\$79,933



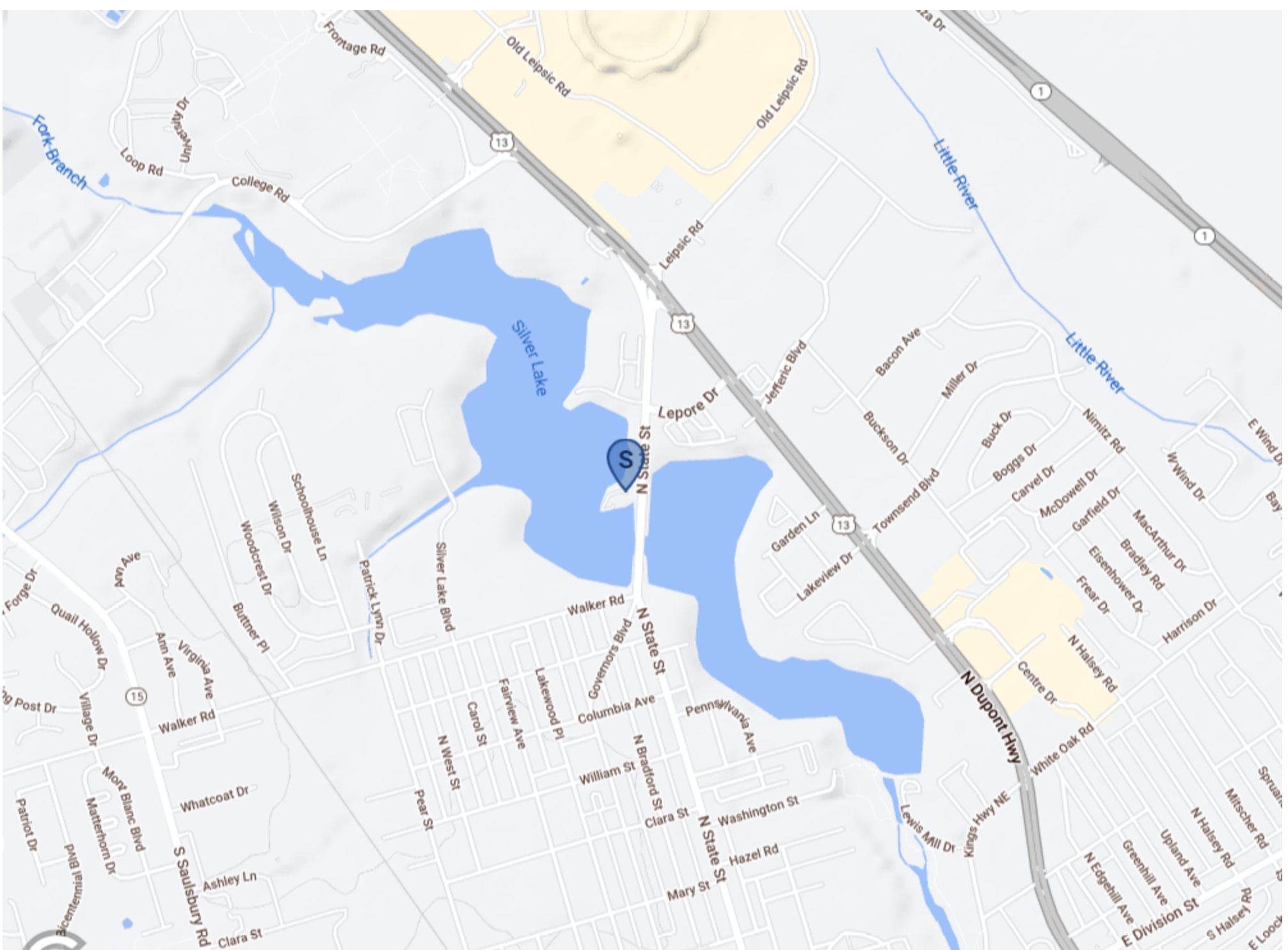
NUMBER OF HOUSEHOLDS

1.00 MILE	3.00 MILE	5.00 MILE
3,171	16,935	27,667



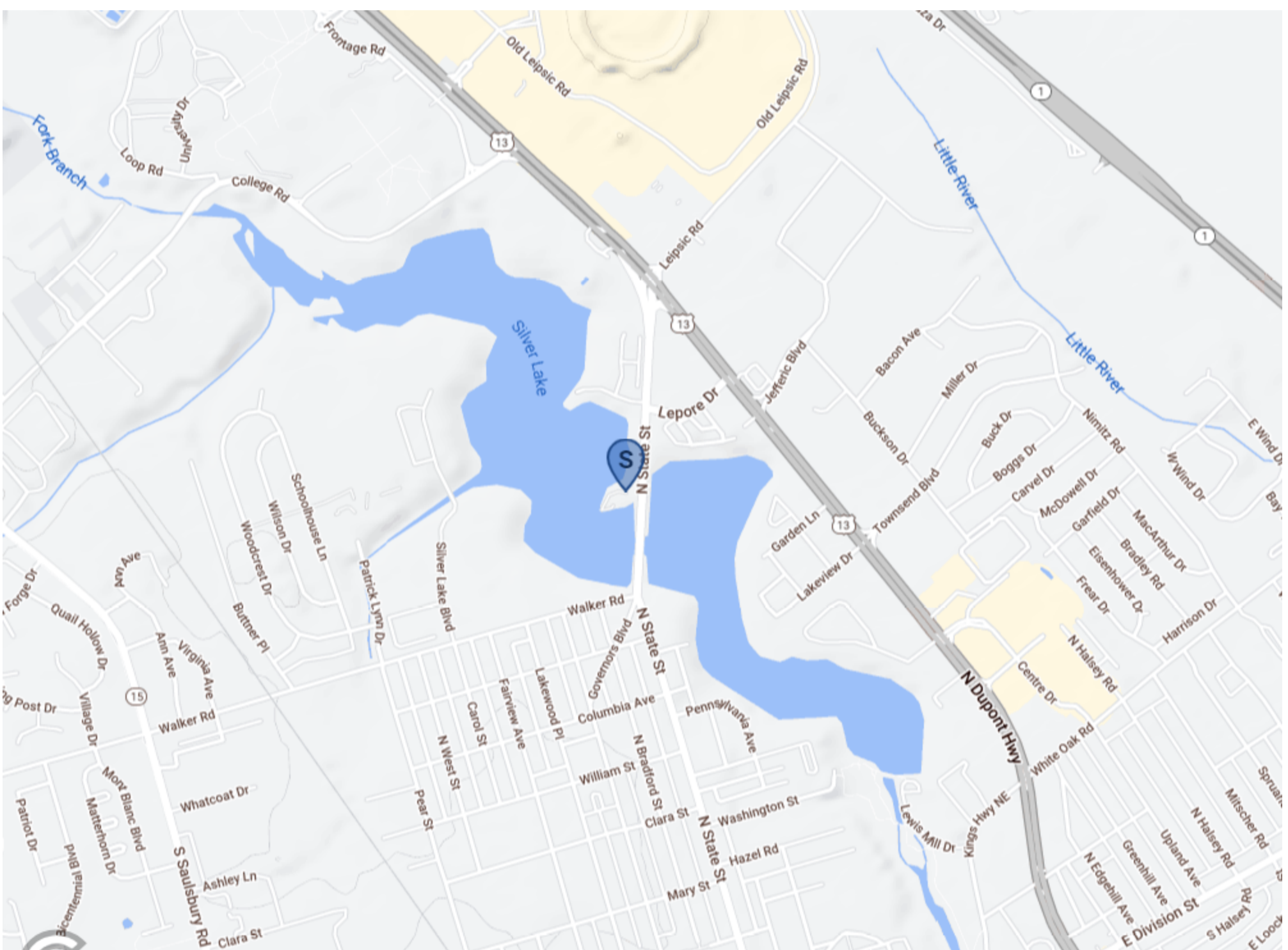
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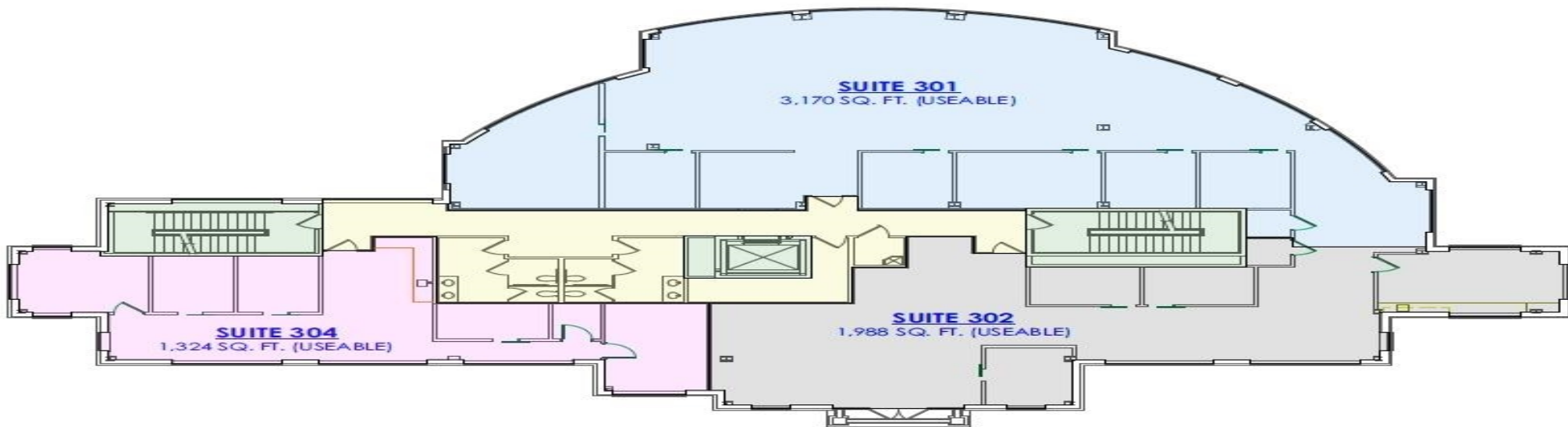
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 **THIRD FLOOR LEASE PLAN**

POPULATION	1 MILE	3 MILE	5 MILE
2000 Population	7,610	35,825	56,992
2010 Population	8,572	39,720	65,202
2022 Population	8,697	43,764	72,013
2027 Population	8,709	44,658	75,329
2022 African American	3,899	18,838	25,621
2022 American Indian	43	266	551
2022 Asian	242	1,437	2,564
2022 Hispanic	629	3,918	6,612
2022 Other Race	307	1,753	2,806
2022 White	3,496	17,401	33,569
2022 Multiracial	695	4,027	6,821
2022-2027: Population: Growth Rate	0.15 %	2.05 %	4.50 %

2022 HOUSEHOLD INCOME	1 MILE	3 MILE	5 MILE
less than \$15,000	380	1,863	2,582
\$15,000-\$24,999	488	2,039	2,809
\$25,000-\$34,999	345	1,419	2,248
\$35,000-\$49,999	443	2,413	3,920
\$50,000-\$74,999	551	2,887	4,816
\$75,000-\$99,999	452	2,858	4,689
\$100,000-\$149,999	364	2,223	4,013
\$150,000-\$199,999	61	703	1,525
\$200,000 or greater	87	530	1,064
Median HH Income	\$46,936	\$54,679	\$59,486
Average HH Income	\$65,804	\$73,785	\$79,933

HOUSEHOLDS	1 MILE	3 MILE	5 MILE
2000 Total Housing	3,057	14,803	23,086
2010 Total Households	3,000	15,285	24,652
2022 Total Households	3,171	16,935	27,667
2027 Total Households	3,214	17,485	29,393
2022 Average Household Size	2.23	2.38	2.47
2000 Owner Occupied Housing	1,371	7,674	13,023
2000 Renter Occupied Housing	1,550	6,170	8,542
2022 Owner Occupied Housing	1,326	8,962	16,307
2022 Renter Occupied Housing	1,845	7,973	11,360
2022 Vacant Housing	205	1,128	1,882
2022 Total Housing	3,376	18,063	29,549
2027 Owner Occupied Housing	1,361	9,527	18,040
2027 Renter Occupied Housing	1,853	7,959	11,353
2027 Vacant Housing	203	1,157	1,991
2027 Total Housing	3,417	18,642	31,384
2022-2027: Households: Growth Rate	1.35 %	3.20 %	6.10 %

Source: esri



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2022 POPULATION BY AGE	1 MILE	3 MILE	5 MILE
2022 Population Age 30-34	485	3,119	5,196
2022 Population Age 35-39	374	2,641	4,498
2022 Population Age 40-44	348	2,200	3,847
2022 Population Age 45-49	333	1,985	3,395
2022 Population Age 50-54	352	2,139	3,713
2022 Population Age 55-59	350	2,245	4,005
2022 Population Age 60-64	438	2,416	4,177
2022 Population Age 65-69	473	2,386	3,895
2022 Population Age 70-74	439	2,179	3,573
2022 Population Age 75-79	396	1,703	2,725
2022 Population Age 80-84	274	1,042	1,662
2022 Population Age 85+	408	1,220	1,681
2022 Population Age 18+	7,334	34,798	56,529
2022 Median Age	33	36	36

2022 INCOME BY AGE	1 MILE	3 MILE	5 MILE
Median Household Income 25-34	\$54,894	\$56,351	\$58,759
Average Household Income 25-34	\$66,264	\$71,212	\$75,451
Median Household Income 35-44	\$72,796	\$75,138	\$78,694
Average Household Income 35-44	\$87,095	\$90,060	\$97,777
Median Household Income 45-54	\$61,758	\$72,472	\$77,849
Average Household Income 45-54	\$79,950	\$89,694	\$97,358
Median Household Income 55-64	\$51,440	\$59,179	\$66,464
Average Household Income 55-64	\$69,574	\$77,977	\$85,592
Median Household Income 65-74	\$41,614	\$50,543	\$54,699
Average Household Income 65-74	\$63,811	\$70,757	\$75,029
Average Household Income 75+	\$50,229	\$55,590	\$59,420

2027 POPULATION BY AGE	1 MILE	3 MILE	5 MILE
2027 Population Age 30-34	447	2,750	4,783
2027 Population Age 35-39	422	2,938	5,236
2027 Population Age 40-44	365	2,574	4,535
2027 Population Age 45-49	343	2,199	3,953
2027 Population Age 50-54	322	1,934	3,437
2027 Population Age 55-59	299	2,067	3,754
2027 Population Age 60-64	395	2,210	4,006
2027 Population Age 65-69	471	2,420	4,184
2027 Population Age 70-74	471	2,279	3,763
2027 Population Age 75-79	467	1,979	3,238
2027 Population Age 80-84	331	1,373	2,173
2027 Population Age 85+	451	1,399	2,002
2027 Population Age 18+	7,370	35,629	59,244
2027 Median Age	35	37	38

2027 INCOME BY AGE	1 MILE	3 MILE	5 MILE
Median Household Income 25-34	\$59,041	\$59,860	\$62,913
Average Household Income 25-34	\$73,814	\$78,094	\$83,412
Median Household Income 35-44	\$76,527	\$77,765	\$82,852
Average Household Income 35-44	\$95,255	\$99,477	\$108,995
Median Household Income 45-54	\$68,602	\$78,047	\$82,596
Average Household Income 45-54	\$90,300	\$101,223	\$108,919
Median Household Income 55-64	\$57,715	\$66,223	\$73,943
Average Household Income 55-64	\$80,662	\$88,017	\$95,681
Median Household Income 65-74	\$50,722	\$55,533	\$60,458
Average Household Income 65-74	\$73,752	\$79,084	\$84,614
Average Household Income 75+	\$57,365	\$63,418	\$67,934



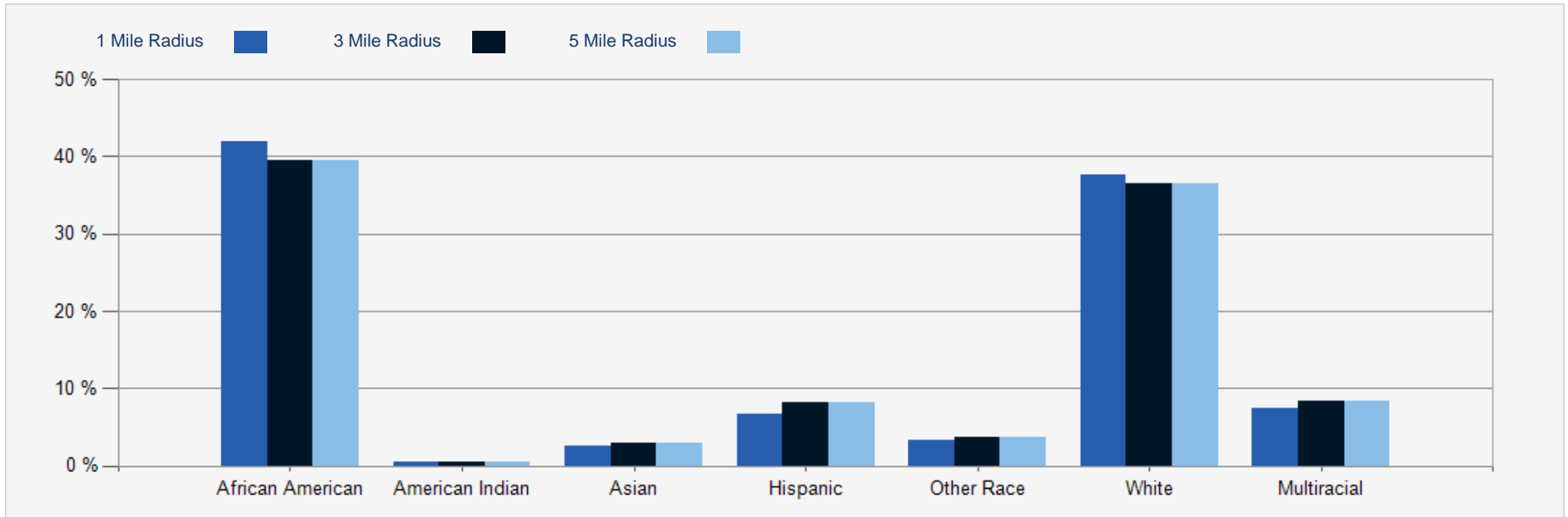
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2022 Household Income



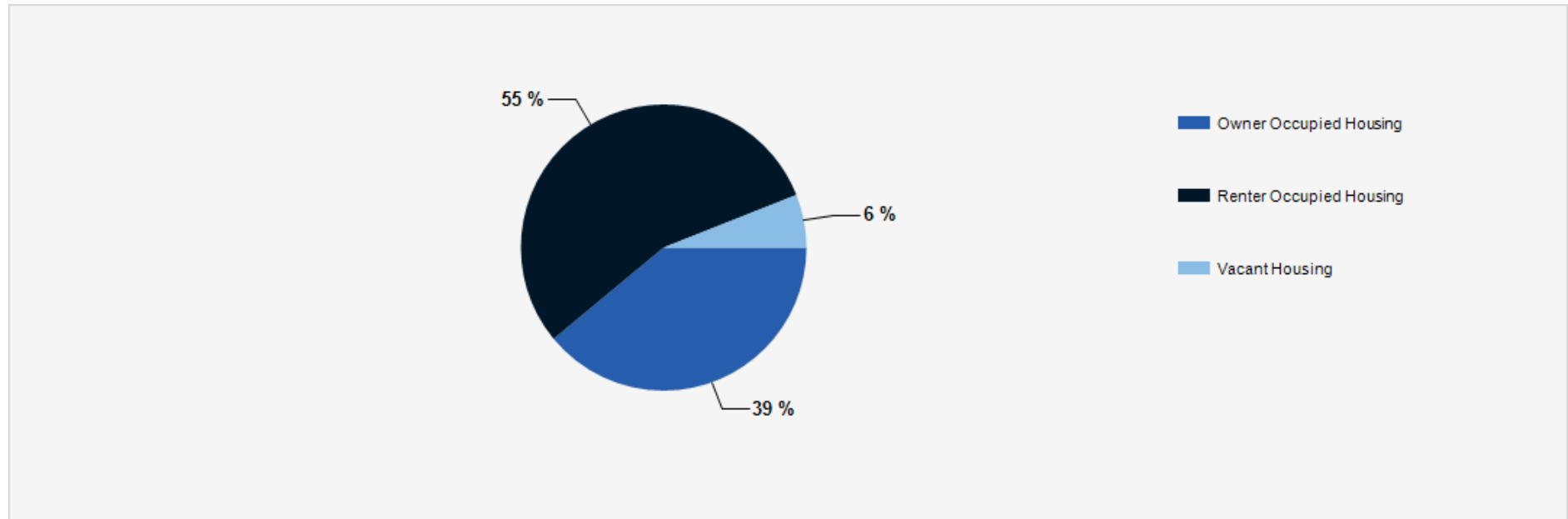
2022 Population by Race



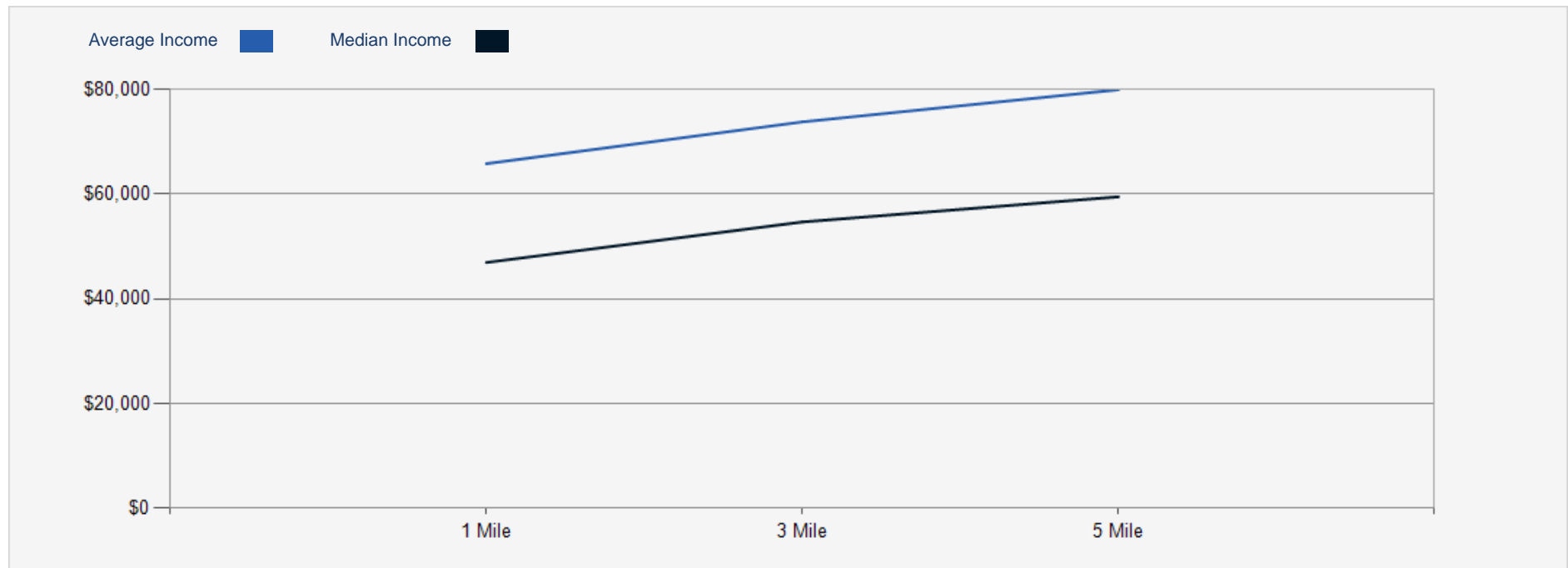
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2022 Household Occupancy - 1 Mile Radius



2022 Household Income Average and Median



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Exclusively Marketed by:

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