



FOR SALE
2 NORTH STATE ST., DOVER DE 19901



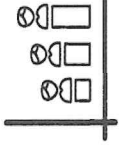
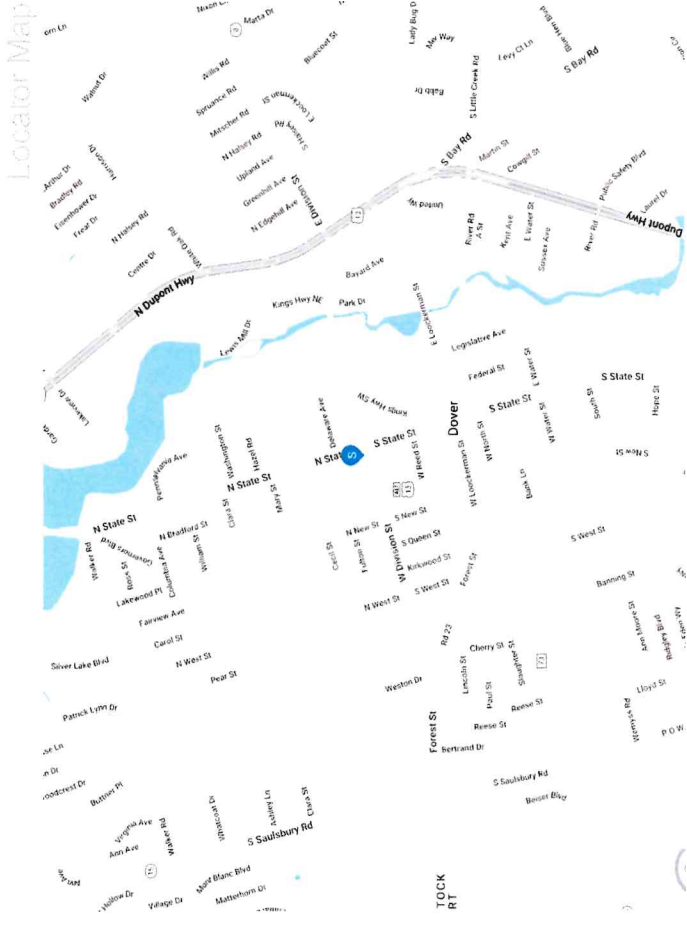
THE SPACE

Location

2 North State St.
Dover, DE, 19901

HIGHLIGHTS

- 4,504+/-sf office building available
- Located at the NW Corner of Division Street and State Street
- Zoned: RGO
- Private parking lot with ample parking



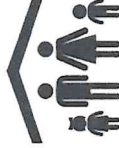
POPULATION

1.00 MILE	3.00 MILE	5.00 MILE
9,234	48,845	76,141



AVERAGE HOUSEHOLD INCOME

1.00 MILE	3.00 MILE	5.00 MILE
\$61,404	\$74,698	\$81,690



NUMBER OF HOUSEHOLDS

1.00 MILE	3.00 MILE	5.00 MILE
3,993	18,964	29,181



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Building Summary

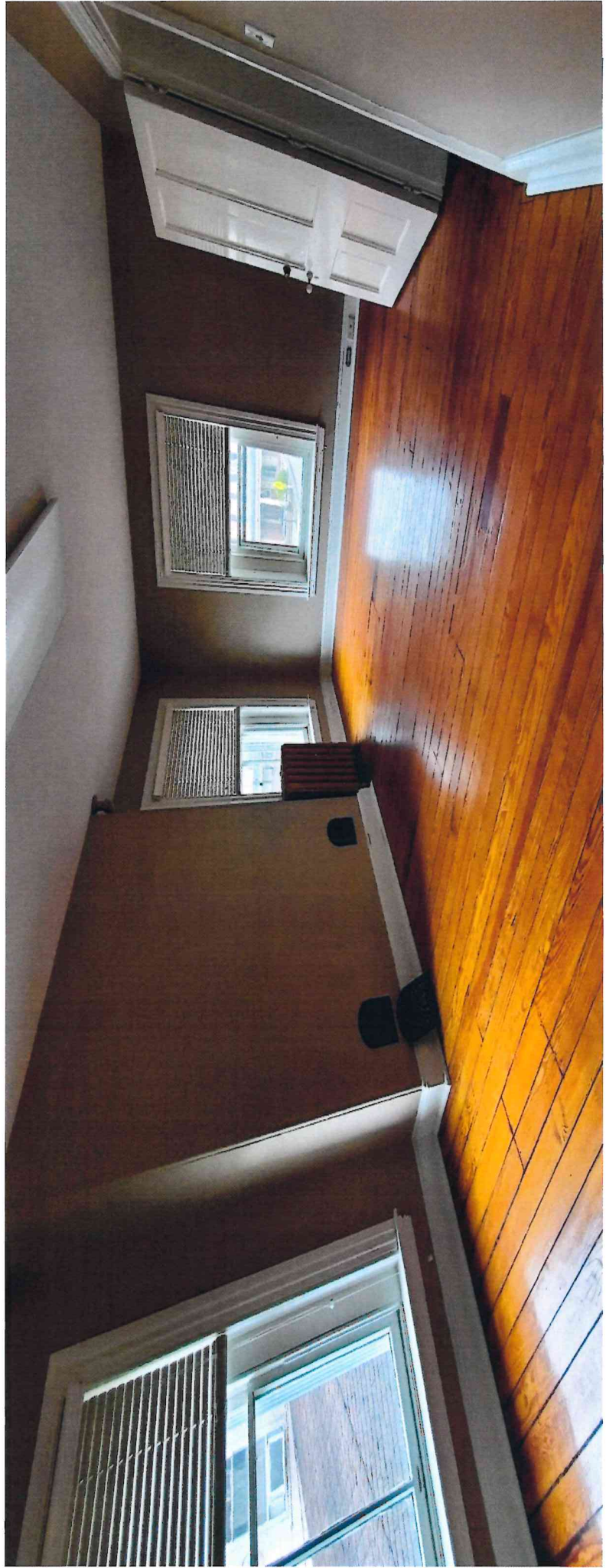
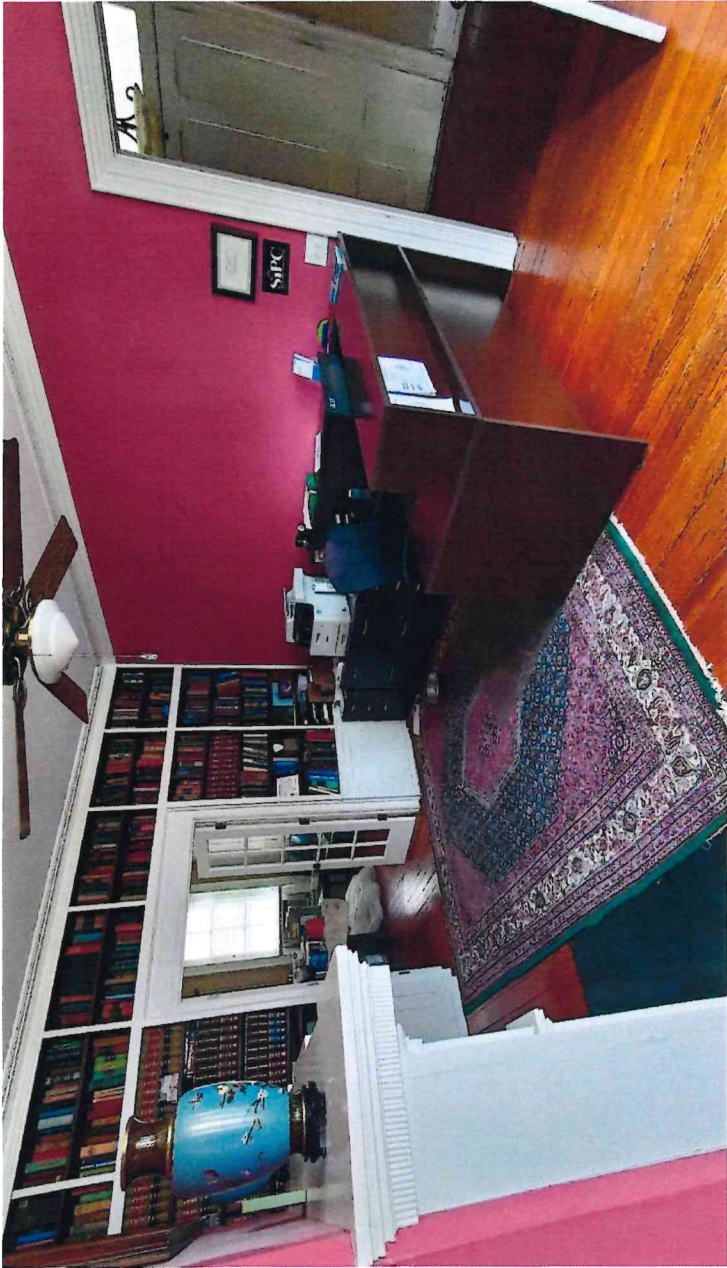


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10 S. State Street, Suite 200, Newark, NJ 07102

Aerial Map



POPULATION		1 MILE	3 MILE	5 MILE	HOUSEHOLDS		
2000 Population		8,495	39,884	59,542	2000 Total Housing	3,850	16,526
2010 Population		9,220	44,203	68,824	2010 Total Households	3,799	17,130
2023 Population		9,234	48,845	76,141	2023 Total Households	3,993	18,964
2028 Population		9,328	49,751	78,542	2028 Total Households	4,077	19,547
2023 African American		4,316	20,294	26,739	2023 Average Household Size	2.19	2.39
2023 American Indian		63	280	521	2000 Owner Occupied Housing	1,423	8,877
2023 Asian		239	1,738	2,828	2000 Renter Occupied Housing	2,162	6,627
2023 Hispanic		761	4,501	6,924	2023 Owner Occupied Housing	1,530	10,269
2023 Other Race		320	2,008	2,883	2023 Renter Occupied Housing	2,463	8,695
2023 White		3,399	19,903	35,841	2023 Vacant Housing	358	1,263
2023 Multiracial		886	4,578	7,241	2023 Total Housing	4,351	20,227
2023-2028: Population: Growth Rate	1.00 %		1.85 %	3.10 %	2028 Owner Occupied Housing	1,623	10,865
2023 HOUSEHOLD INCOME		1 MILE	3 MILE	5 MILE	2028 Renter Occupied Housing	2,454	8,682
less than \$15,000		551	2,043	2,634	2028 Vacant Housing	374	1,274
\$15,000-\$24,999		800	2,217	2,861	2028 Total Housing	4,451	20,821
\$25,000-\$34,999		350	1,565	2,324	2023-2028: Households: Growth Rate	2.10 %	3.05 %
\$35,000-\$49,999		539	2,879	4,067			
\$50,000-\$74,999		649	3,205	5,171			
\$75,000-\$99,999		543	3,107	4,911			
\$100,000-\$149,999		391	2,474	4,285			
\$150,000-\$199,999		72	833	1,724			
\$200,000 or greater		96	642	1,203			
Median HH Income		\$42,027	\$54,459	\$60,708			
Average HH Income		\$61,404	\$74,698	\$81,690			



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Demographics

2023 POPULATION BY AGE	1 MILE	3 MILE	5 MILE
2023 Population Age 30-34	699	3,487	5,594
2023 Population Age 35-39	546	2,955	4,768
2023 Population Age 40-44	440	2,512	4,077
2023 Population Age 45-49	375	2,239	3,612
2023 Population Age 50-54	433	2,439	3,953
2023 Population Age 55-59	477	2,584	4,252
2023 Population Age 60-64	554	2,768	4,414
2023 Population Age 65-69	515	2,672	4,075
2023 Population Age 70-74	429	2,471	3,780
2023 Population Age 75-79	345	1,915	2,893
2023 Population Age 80-84	228	1,209	1,781
2023 Population Age 85+	274	1,350	1,759
2023 Population Age 18+	7,273	38,879	59,703
2023 Median Age	35	36	36

2028 POPULATION BY AGE	1 MILE	3 MILE	5 MILE
2028 Population Age 30-34	574	3,111	5,046
2028 Population Age 35-39	624	3,329	5,612
2028 Population Age 40-44	515	2,882	4,744
2028 Population Age 45-49	408	2,514	4,109
2028 Population Age 50-54	377	2,205	3,584
2028 Population Age 55-59	405	2,365	3,921
2028 Population Age 60-64	489	2,523	4,173
2028 Population Age 65-69	534	2,745	4,346
2028 Population Age 70-74	466	2,551	3,882
2028 Population Age 75-79	416	2,244	3,383
2028 Population Age 80-84	276	1,534	2,290
2028 Population Age 85+	303	1,554	2,104
2028 Population Age 18+	7,373	39,762	61,711
2028 Median Age	36	37	38

2023 INCOME BY AGE	1 MILE	3 MILE	5 MILE
Median Household Income 25-34	\$51,238	\$56,308	\$59,926
Average Household Income 25-34	\$64,550	\$72,377	\$77,484
Median Household Income 35-44	\$53,738	\$74,507	\$79,880
Average Household Income 35-44	\$73,122	\$91,004	\$100,507
Median Household Income 45-54	\$52,113	\$72,042	\$79,473
Average Household Income 45-54	\$72,626	\$91,057	\$100,356
Median Household Income 55-64	\$40,386	\$58,596	\$68,887
Average Household Income 55-64	\$61,138	\$79,001	\$88,175
Median Household Income 65-74	\$38,804	\$49,766	\$55,293
Average Household Income 65-74	\$60,163	\$70,367	\$75,453
Average Household Income 75+	\$48,789	\$56,917	\$59,303

2028 INCOME BY AGE	1 MILE	3 MILE	5 MILE
Median Household Income 25-34	\$53,615	\$59,839	\$64,324
Average Household Income 25-34	\$69,748	\$79,609	\$85,691
Median Household Income 35-44	\$57,939	\$77,794	\$84,831
Average Household Income 35-44	\$79,766	\$100,736	\$112,519
Median Household Income 45-54	\$56,494	\$77,937	\$85,032
Average Household Income 45-54	\$80,932	\$102,540	\$112,547
Median Household Income 55-64	\$47,791	\$65,255	\$76,268
Average Household Income 55-64	\$69,425	\$89,067	\$99,294
Median Household Income 65-74	\$44,307	\$54,576	\$61,057
Average Household Income 65-74	\$67,762	\$78,592	\$85,224
Average Household Income 75+	\$54,820	\$64,669	\$68,056

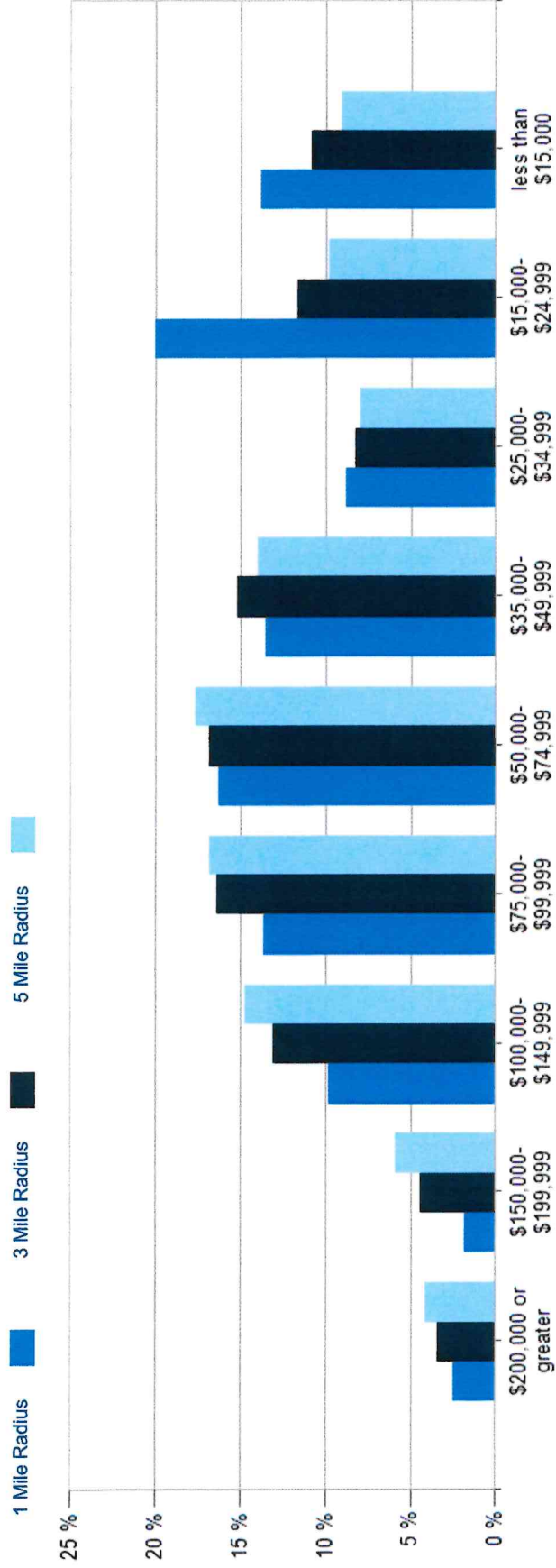


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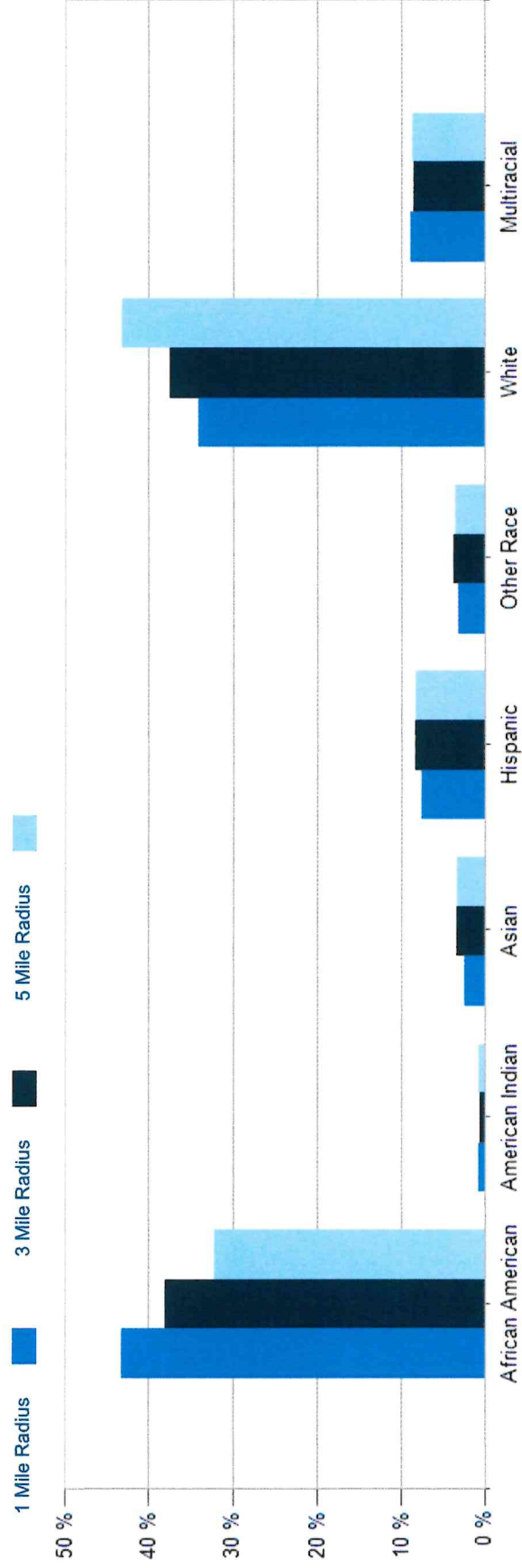
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Demographics

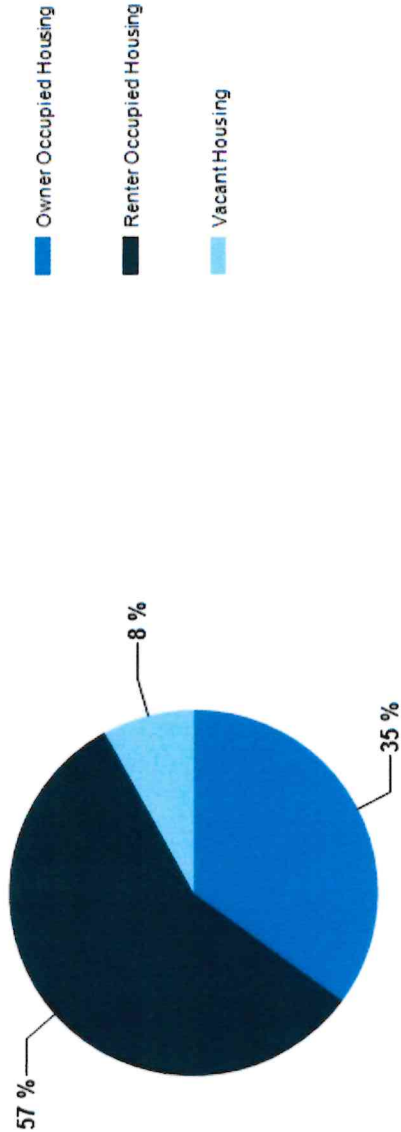
2023 Household Income



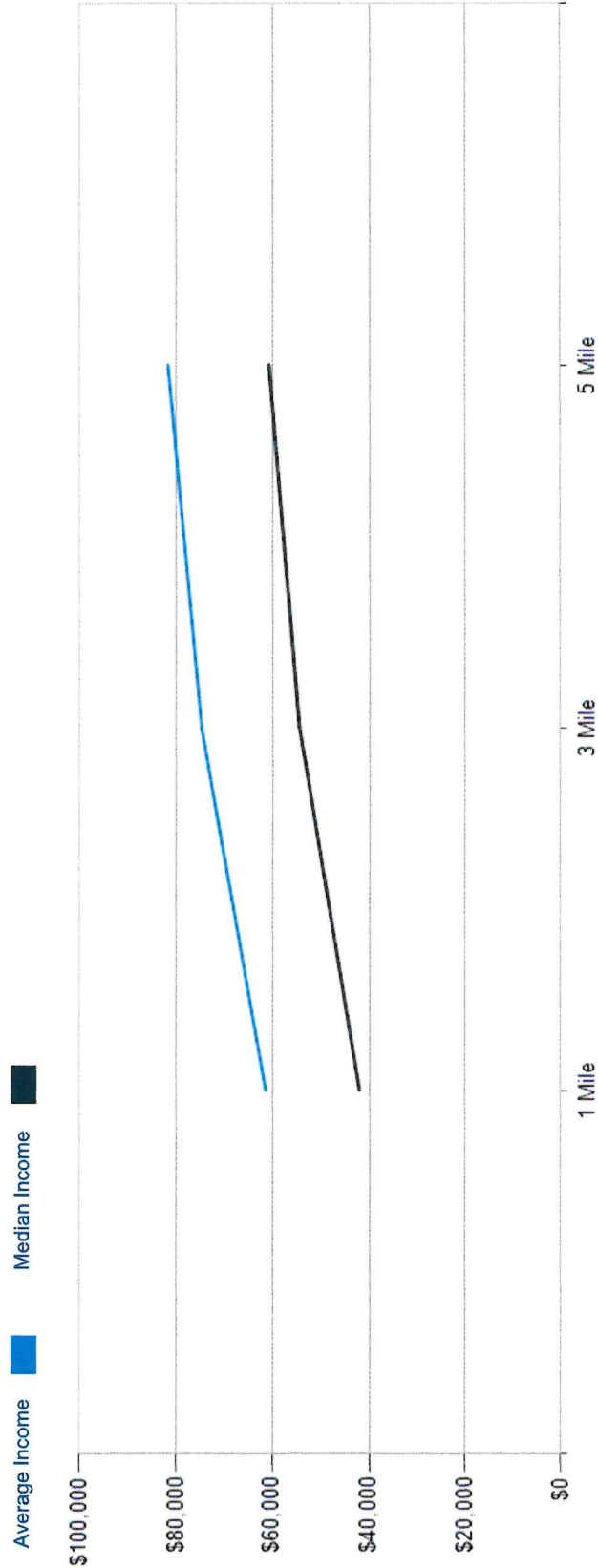
2023 Population by Race



2023 Household Occupancy - 1 Mile Radius



2023 Household Income Average and Median



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Exclusively Marketed by:

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