Demographic and Income Profile

706 Philadelphia Pike, Wilmington, Delaware, 19809 3
706 Philadelphia Pike, Wilmington, Delaware, 19809
Ring: 1 mile radius

Summary	Census 2020	2025	2030
Total Population	10,007	9,772	9,607
Total Households	4,581	4,597	4,592
Family Households	2,614	2,554	2,535
Average Household Size	2.16	2.10	2.07
Owner Occupied Housing Units	3,073	3,360	3,452
Renter Occupied Housing Units	1,508	1,237	1,140
Median Age	42.9	43.3	44.2

Trends 2025 - 2030	Area	State	National
Population	-0.3%	0.8%	0.4%
Households	0.0%	1.1%	0.6%
Family Population	-0.1%	1.0%	0.5%
Owner Occupied Housing Units	0.5%	1.5%	0.0%
Median Household Income	3.4%	2.7%	2.5%

Population by Age	Census 2020		2025		2030	
	Number	Percent	Number	Percent	Number	Percent
0-4	522	5.2%	476	4.9%	461	4.8%
5-9	536	5.4%	546	5.6%	479	5.0%
10-14	557	5.6%	549	5.6%	565	5.9%
15-19	503	5.0%	476	4.9%	479	5.0%
20-24	464	4.6%	502	5.1%	479	5.0%
25-29	625	6.3%	524	5.4%	575	6.0%
30-34	729	7.3%	653	6.7%	532	5.5%
35-39	694	6.9%	732	7.5%	657	6.8%
40-44	638	6.4%	643	6.6%	689	7.2%
45-49	560	5.6%	599	6.1%	606	6.3%
50-54	660	6.6%	576	5.9%	611	6.4%
55-59	818	8.2%	630	6.5%	557	5.8%
60-64	782	7.8%	731	7.5%	579	6.0%
65-69	691	6.9%	649	6.6%	629	6.5%
70-74	478	4.8%	598	6.1%	574	6.0%
75-79	324	3.2%	413	4.2%	537	5.6%
80-84	182	1.8%	240	2.5%	311	3.2%
Age 85+	245	2.5%	235	2.4%	287	3.0%

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	6.0%	223	4.9%
$10,000-14,999	77	1.7%	59	1.3%
$15,000-19,999	45	1.0%	38	0.8%
$20,000-24,999	155	3.4%	120	2.6%
$25,000-29,999	164	3.6%	128	2.8%
$30,000-34,999	127	2.8%	96	2.1%
$35,000-39,999	129	2.8%	108	2.4%
$40,000-44,999	133	2.9%	123	2.7%
$45,000-49,999	131	2.9%	117	2.5%
$50,000-59,999	239	5.2%	223	4.9%
$60,000-74,999	342	7.4%	297	6.5%
$75000-99999	603	13.1%	556	12.1%
$100,000-124,999	421	9.2%	420	9.2%
$125,000-149,999	361	7.8%	385	8.4%
$150000-199999	733	15.9%	868	18.9%
$200,000-249,999	249	5.4%	328	7.1%
$250,000-299,999	113	2.5%	142	3.1%
$300,000-399,999	91	2.0%	124	2.7%
$400,000-499,999	71	1.5%	95	2.1%
$500,000+	136	3.0%	140	3.0%
Median Household Income	$93,737	-	$111,056	-
Average Household Income	$125,291	-	$140,045	-
Per Capita Income	$58,203	-	$66,102	-

Race and Ethnicity	Census 2020		2025		2030	
	Number	Percent	Number	Percent	Number	Percent
White Alone	6,532	65.3%	6,082	62.2%	5,787	60.2%
Black Alone	2,268	22.7%	2,393	24.5%	2,431	25.3%
American Indian	11	0.1%	11	0.1%	11	0.1%
Asian Alone	318	3.2%	350	3.6%	387	4.0%
Pacific Islander	0	0.0%	0	0.0%	0	0.0%
Some Other Race	210	2.1%	225	2.3%	235	2.5%
Two or More Races	668	6.7%	711	7.3%	756	7.9%
Hispanic (Any Race)	557	5.6%	608	6.2%	648	6.7%

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

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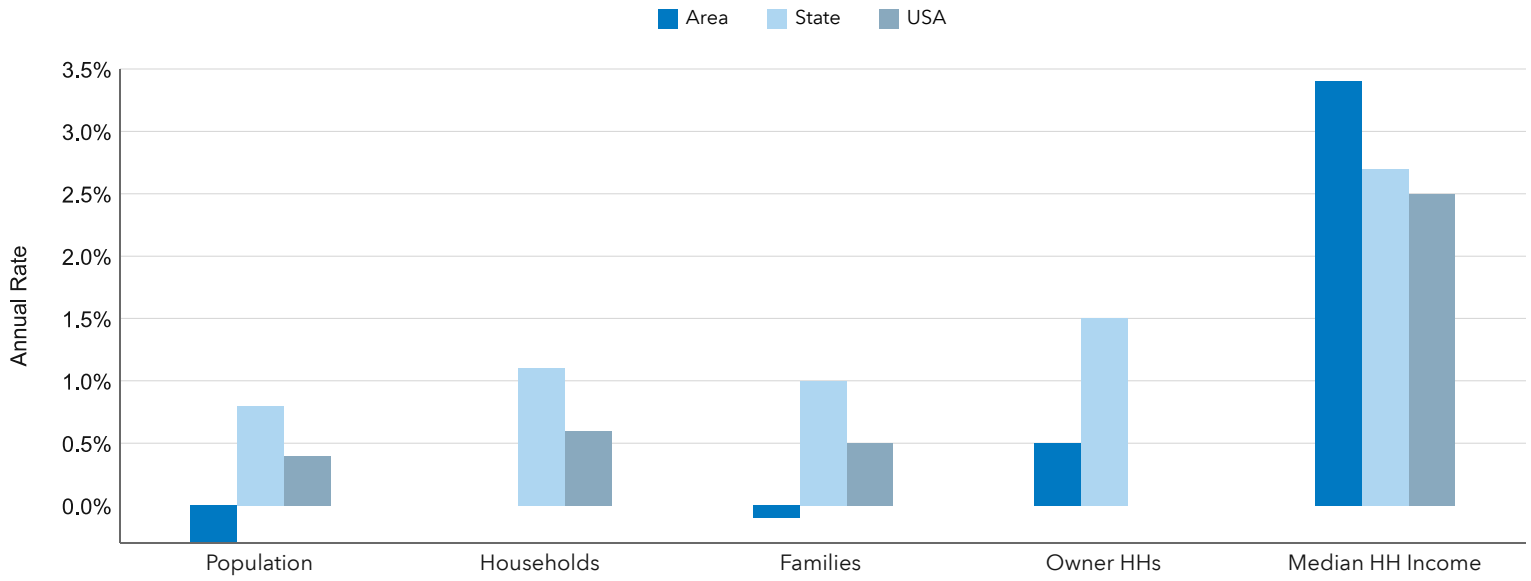
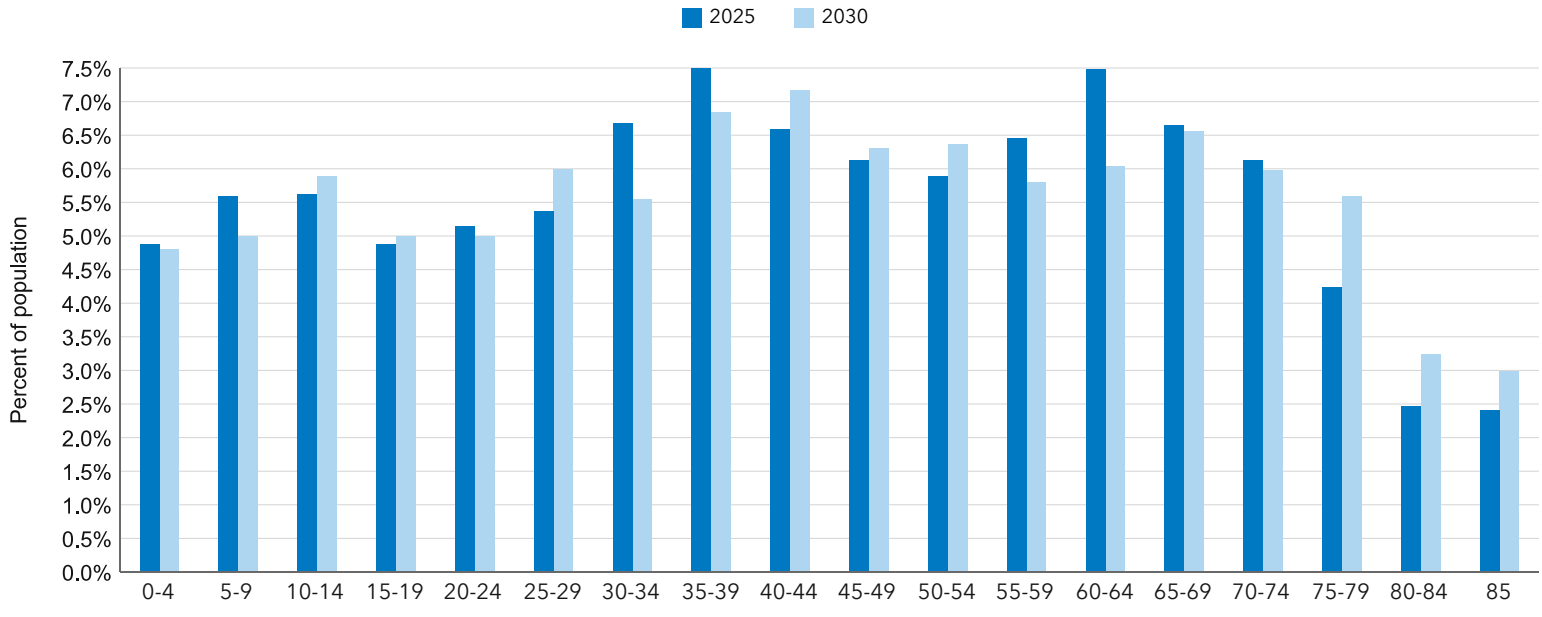
Key Indicators for 2025

9,772	4,597	2.10	43.3	11,696
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

$93,737
Median Household Income

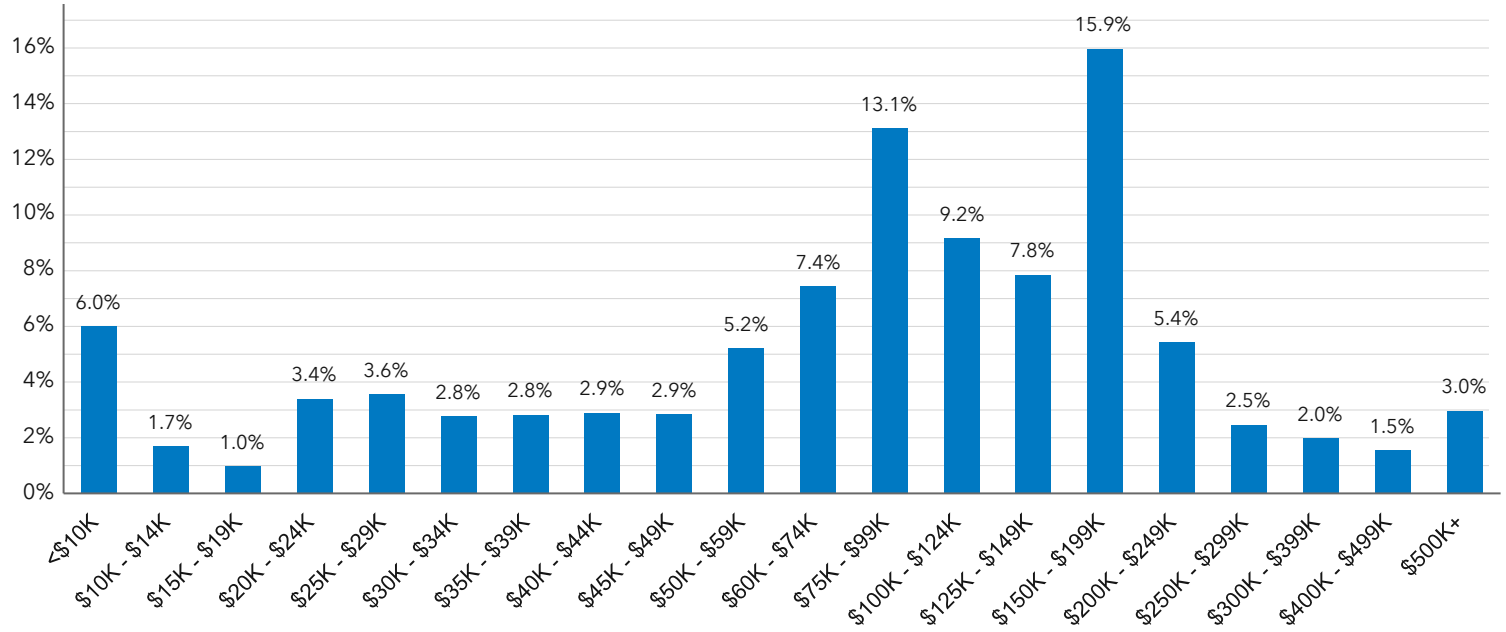
$327,222
Median Net Worth

114
Esri Wealth Index

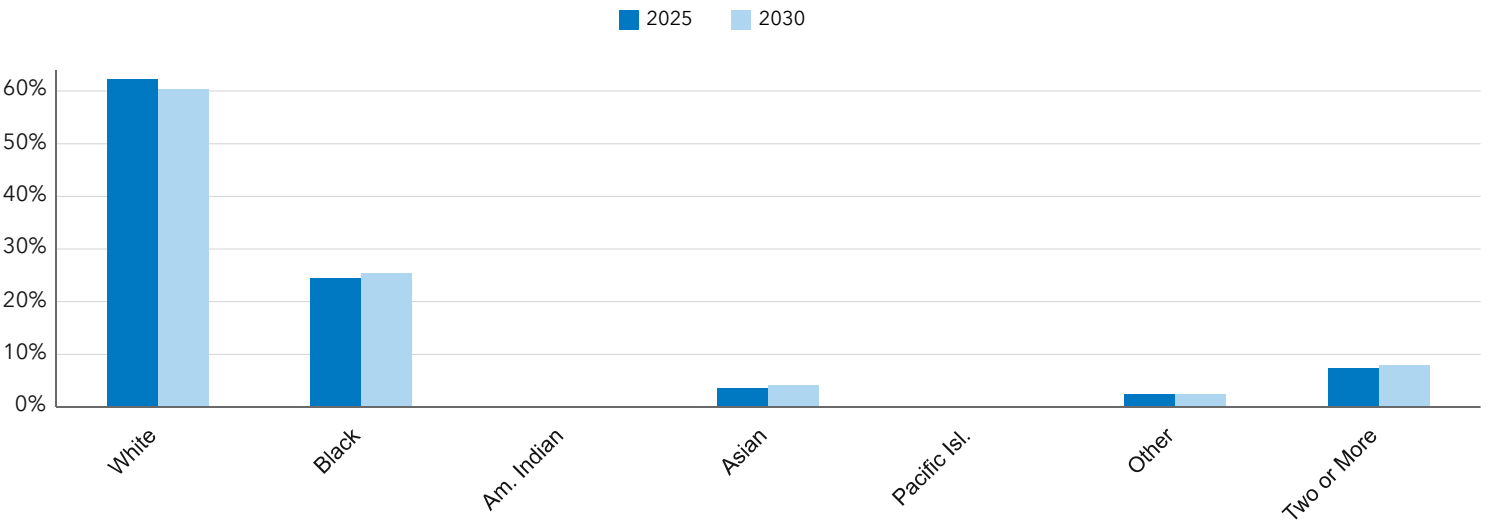
97
Esri Housing Affordability Index

60
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

706 Philadelphia Pike, Wilmington, Delaware, 19809 3
706 Philadelphia Pike, Wilmington, Delaware, 19809
Ring: 3 mile radius

Summary	Census 2020	2025	2030
Total Population	74,685	73,930	73,281
Total Households	30,349	30,816	31,003
Family Households	18,629	18,408	18,384
Average Household Size	2.39	2.33	2.29
Owner Occupied Housing Units	19,016	21,174	21,754
Renter Occupied Housing Units	11,333	9,642	9,249
Median Age	41.2	41.8	42.7

Trends 2025 - 2030	Area	State	National
Population	-0.2%	0.8%	0.4%
Households	0.1%	1.1%	0.6%
Family Population	0.0%	1.0%	0.5%
Owner Occupied Housing Units	0.5%	1.5%	0.0%
Median Household Income	3.5%	2.7%	2.5%

Population by Age	Census 2020		2025		2030	
	Number	Percent	Number	Percent	Number	Percent
0-4	4,005	5.4%	3,837	5.2%	3,752	5.1%
5-9	4,478	6.0%	4,154	5.6%	3,821	5.2%
10-14	4,711	6.3%	4,395	5.9%	4,137	5.7%
15-19	4,433	5.9%	4,337	5.9%	4,084	5.6%
20-24	3,936	5.3%	4,412	6.0%	4,376	6.0%
25-29	4,569	6.1%	4,237	5.7%	4,742	6.5%
30-34	5,104	6.8%	4,838	6.5%	4,306	5.9%
35-39	5,005	6.7%	5,025	6.8%	4,775	6.5%
40-44	4,565	6.1%	4,888	6.6%	4,876	6.7%
45-49	4,373	5.9%	4,461	6.0%	4,810	6.6%
50-54	4,837	6.5%	4,392	5.9%	4,418	6.0%
55-59	5,658	7.6%	4,647	6.3%	4,253	5.8%
60-64	5,495	7.4%	5,090	6.9%	4,314	5.9%
65-69	4,426	5.9%	4,843	6.5%	4,577	6.3%
70-74	3,419	4.6%	3,881	5.3%	4,303	5.9%
75-79	2,374	3.2%	2,875	3.9%	3,367	4.6%
80-84	1,498	2.0%	1,821	2.5%	2,242	3.1%
Age 85+	1,799	2.4%	1,796	2.4%	2,127	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	1,535	5.0%	1,236	4.0%
$10,000-14,999	1,156	3.8%	959	3.1%
$15,000-19,999	678	2.2%	567	1.8%
$20,000-24,999	998	3.2%	797	2.6%
$25,000-29,999	1,146	3.7%	940	3.0%
$30,000-34,999	1,160	3.8%	937	3.0%
$35,000-39,999	862	2.8%	760	2.5%
$40,000-44,999	1,099	3.6%	1,028	3.3%
$45,000-49,999	1,137	3.7%	1,068	3.4%
$50,000-59,999	2,048	6.7%	1,932	6.2%
$60,000-74,999	2,167	7.0%	1,951	6.3%
$75000-99999	3,502	11.4%	3,387	10.9%
$100,000-124,999	3,012	9.8%	3,186	10.3%
$125,000-149,999	2,215	7.2%	2,452	7.9%
$150000-199999	3,487	11.3%	4,097	13.2%
$200,000-249,999	1,679	5.5%	2,173	7.0%
$250,000-299,999	789	2.6%	994	3.2%
$300,000-399,999	651	2.1%	870	2.8%
$400,000-499,999	545	1.8%	721	2.3%
$500,000+	949	3.1%	947	3.0%

Median Household Income	$83,622	-	$99,430	-
Average Household Income	$119,469	-	$132,728	-
Per Capita Income	$50,074	-	$56,474	-

Race and Ethnicity	Census 2020		2025		2030	
	Number	Percent	Number	Percent	Number	Percent
White Alone	36,999	49.5%	34,771	47.0%	33,031	45.1%
Black Alone	28,659	38.4%	29,434	39.8%	29,848	40.7%
American Indian	199	0.3%	202	0.3%	204	0.3%
Asian Alone	2,372	3.2%	2,623	3.5%	2,911	4.0%
Pacific Islander	20	0.0%	20	0.0%	20	0.0%
Some Other Race	1,933	2.6%	2,095	2.8%	2,211	3.0%
Two or More Races	4,502	6.0%	4,784	6.5%	5,054	6.9%
Hispanic (Any Race)	4,768	6.4%	5,216	7.1%	5,550	7.6%

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

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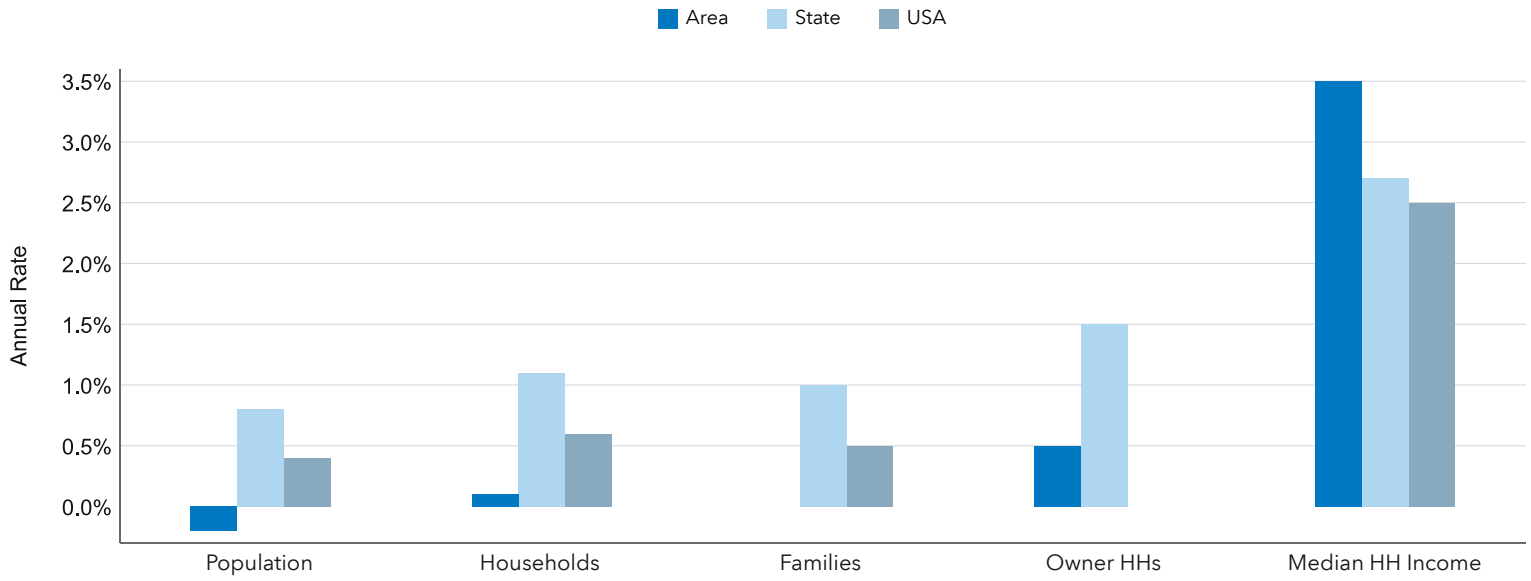
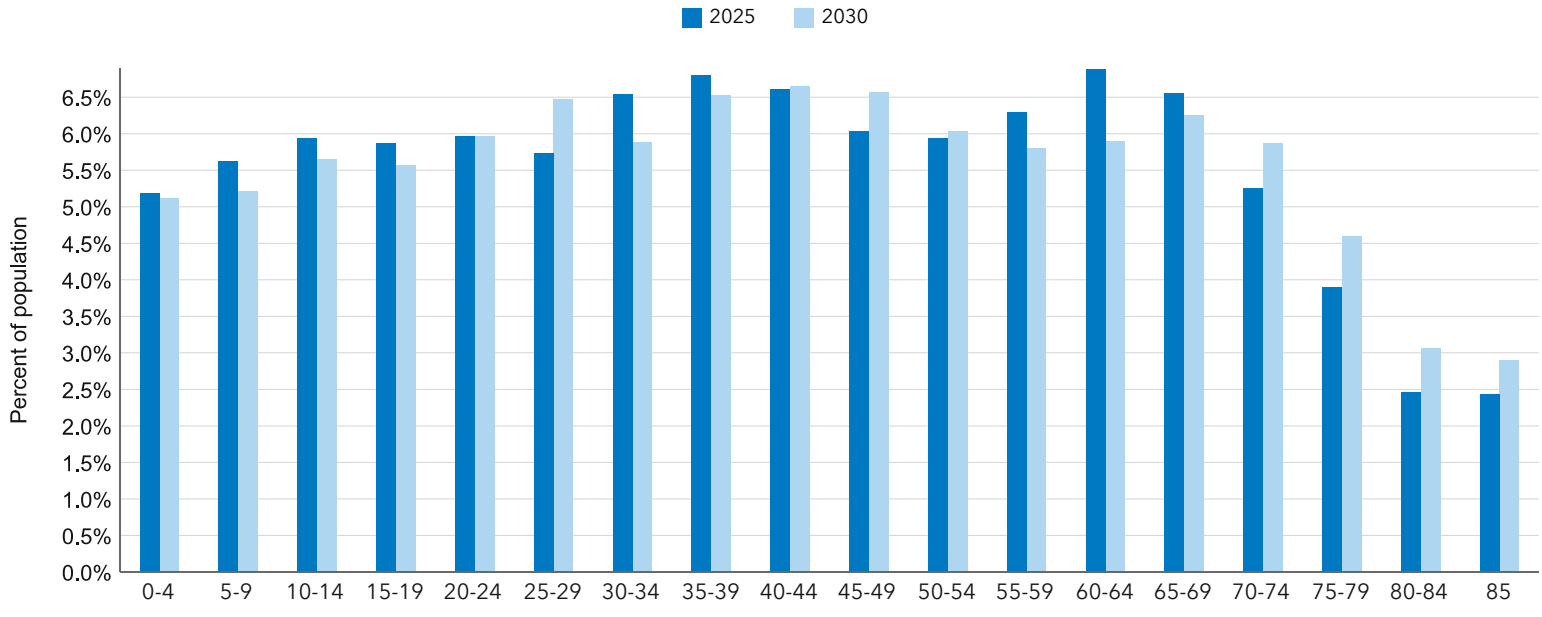
Key Indicators for 2025

73,930	30,816	2.33	41.8	85,370
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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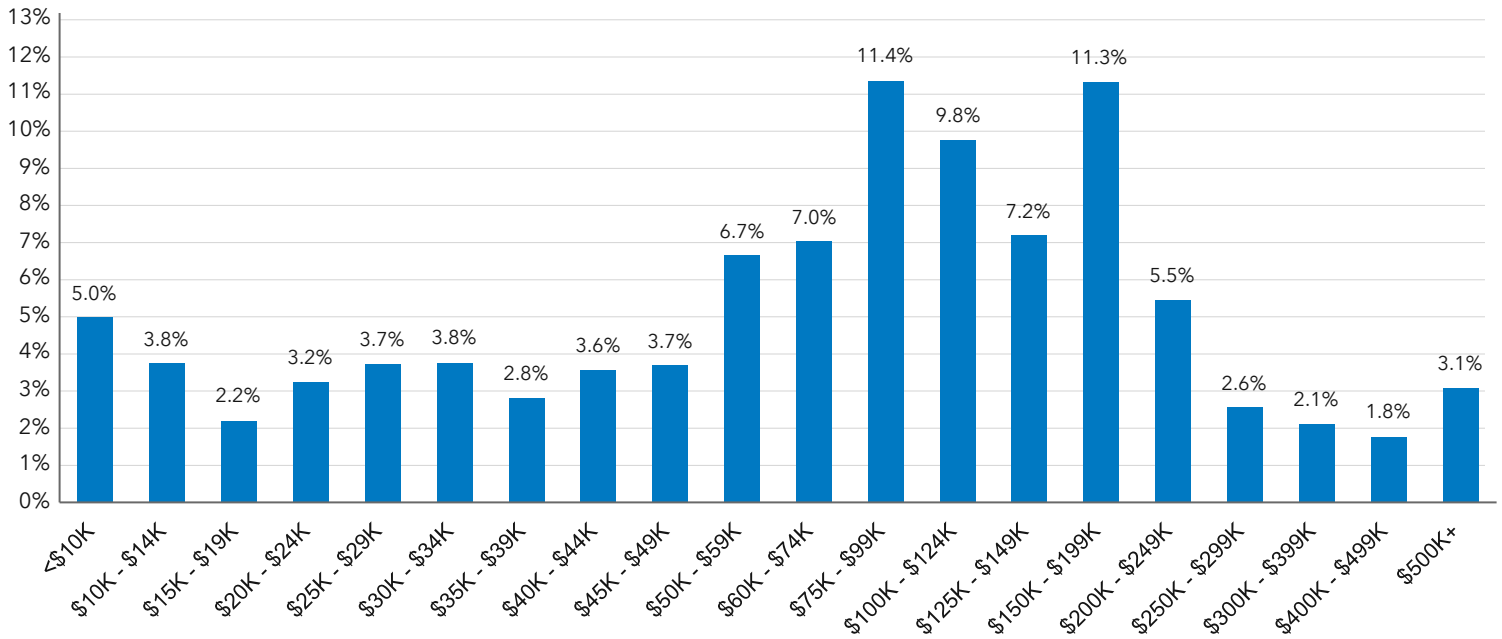
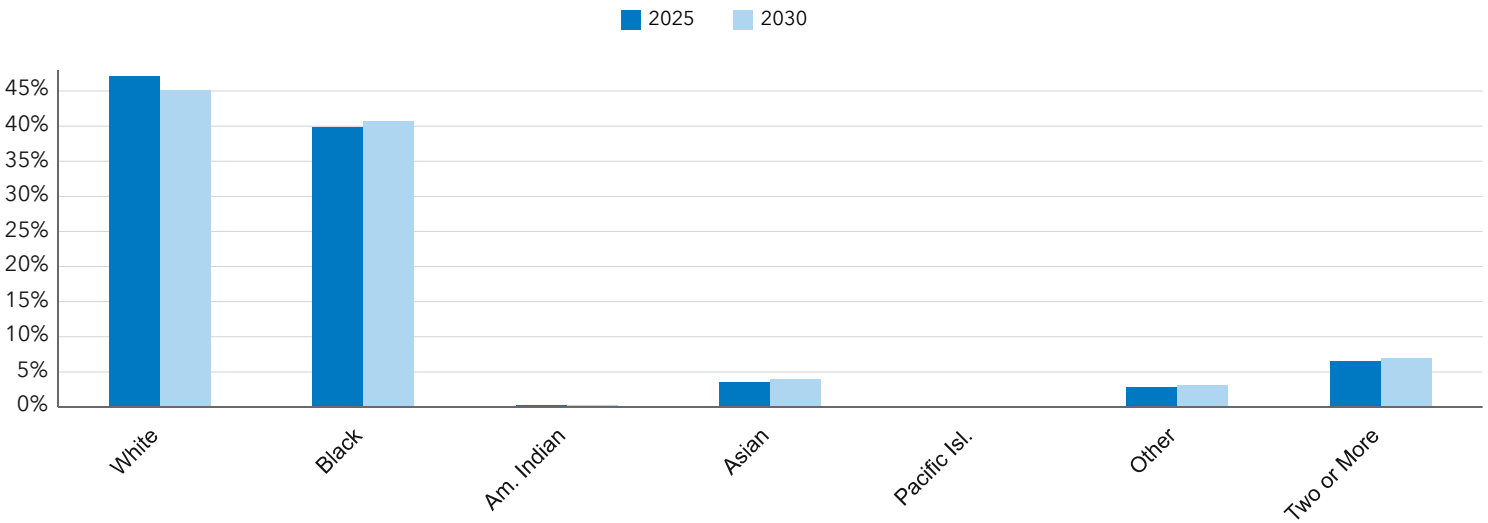
Key Indicators for 2025

$83,622	$271,353	113	89	67
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

706 Philadelphia Pike, Wilmington, Delaware, 19809 3
706 Philadelphia Pike, Wilmington, Delaware, 19809
Ring: 5 mile radius

Summary	Census 2020	2025	2030
Total Population	181,784	183,783	183,797
Total Households	75,544	78,421	79,730
Family Households	44,888	45,289	45,671
Average Household Size	2.36	2.30	2.26
Owner Occupied Housing Units	43,288	48,484	50,241
Renter Occupied Housing Units	32,256	29,937	29,489
Median Age	39.7	40.5	41.6

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	3.0%	2.7%	2.5%

Population by Age	Census 2020		2025		2030	
	Number	Percent	Number	Percent	Number	Percent
0-4	10,042	5.5%	9,856	5.4%	9,696	5.3%
5-9	11,025	6.1%	10,362	5.6%	9,679	5.3%
10-14	11,621	6.4%	10,916	5.9%	10,343	5.6%
15-19	10,853	6.0%	11,100	6.0%	10,403	5.7%
20-24	10,024	5.5%	11,233	6.1%	11,594	6.3%
25-29	12,617	6.9%	11,402	6.2%	12,484	6.8%
30-34	13,246	7.3%	12,951	7.0%	11,270	6.1%
35-39	12,191	6.7%	12,904	7.0%	12,430	6.8%
40-44	10,721	5.9%	12,088	6.6%	12,557	6.8%
45-49	10,408	5.7%	10,690	5.8%	11,944	6.5%
50-54	11,421	6.3%	10,693	5.8%	10,682	5.8%
55-59	12,903	7.1%	11,118	6.0%	10,327	5.6%
60-64	12,462	6.9%	11,893	6.5%	10,415	5.7%
65-69	10,414	5.7%	11,317	6.2%	10,888	5.9%
70-74	8,186	4.5%	9,326	5.1%	10,137	5.5%
75-79	5,801	3.2%	7,076	3.9%	8,175	4.5%
80-84	3,664	2.0%	4,592	2.5%	5,629	3.1%
Age 85+	4,185	2.3%	4,268	2.3%	5,143	2.8%

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	4,655	5.9%	3,910	4.9%
$10,000-14,999	3,228	4.1%	2,829	3.5%
$15,000-19,999	1,951	2.5%	1,665	2.1%
$20,000-24,999	2,594	3.3%	2,071	2.6%
$25,000-29,999	2,538	3.2%	2,092	2.6%
$30,000-34,999	2,723	3.5%	2,249	2.8%
$35,000-39,999	2,199	2.8%	2,028	2.5%
$40,000-44,999	2,801	3.6%	2,670	3.4%
$45,000-49,999	2,906	3.7%	2,824	3.5%
$50,000-59,999	4,838	6.2%	4,693	5.9%
$60,000-74,999	6,142	7.8%	5,621	7.0%
$75000-99999	9,178	11.7%	9,047	11.3%
$100,000-124,999	7,228	9.2%	7,593	9.5%
$125,000-149,999	5,339	6.8%	5,880	7.4%
$150000-199999	8,533	10.9%	10,057	12.6%
$200,000-249,999	4,324	5.5%	5,701	7.2%
$250,000-299,999	1,972	2.5%	2,494	3.1%
$300,000-399,999	1,636	2.1%	2,245	2.8%
$400,000-499,999	1,329	1.7%	1,740	2.2%
$500,000+	2,307	2.9%	2,321	2.9%
Median Household Income	$80,888	-	$93,848	-
Average Household Income	$118,653	-	$131,239	-
Per Capita Income	$50,653	-	$56,949	-

Race and Ethnicity	Census 2020		2025		2030	
	Number	Percent	Number	Percent	Number	Percent
White Alone	92,036	50.6%	88,767	48.3%	85,230	46.4%
Black Alone	59,967	33.0%	62,290	33.9%	63,448	34.5%
American Indian	703	0.4%	740	0.4%	755	0.4%
Asian Alone	7,627	4.2%	8,615	4.7%	9,569	5.2%
Pacific Islander	59	0.0%	62	0.0%	62	0.0%
Some Other Race	8,993	5.0%	9,857	5.4%	10,449	5.7%
Two or More Races	12,399	6.8%	13,452	7.3%	14,284	7.8%
Hispanic (Any Race)	19,472	10.7%	21,463	11.7%	22,843	12.4%

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

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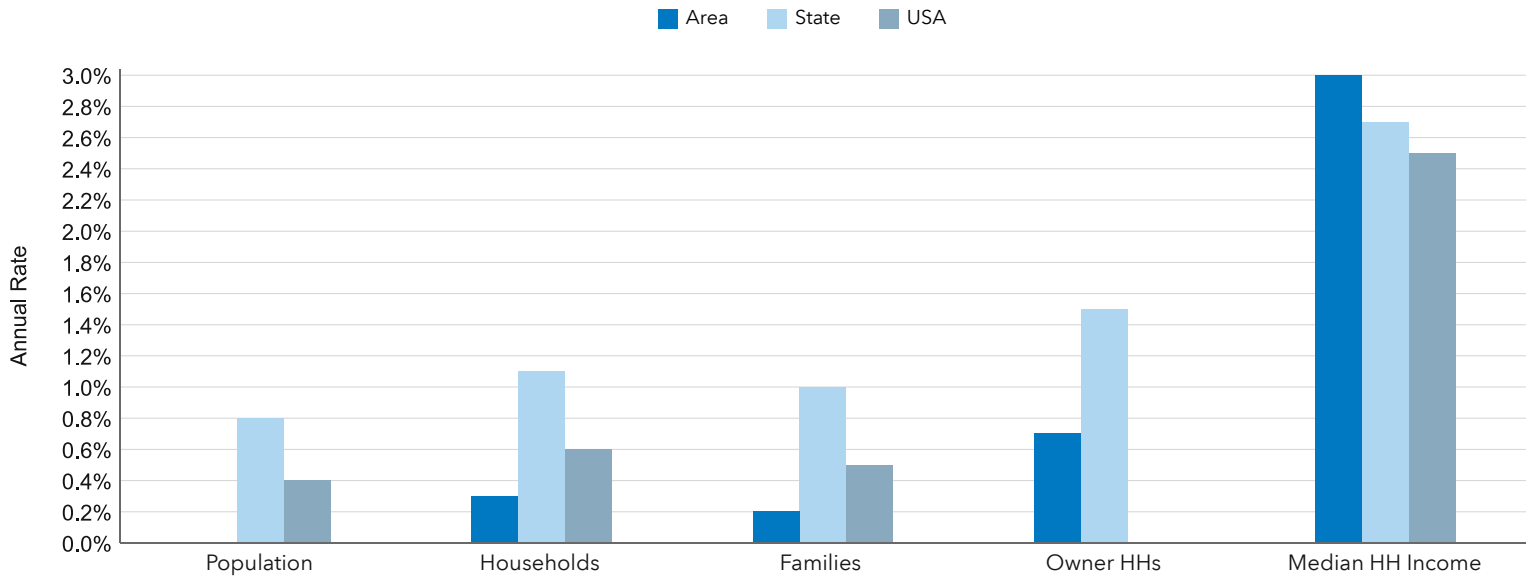
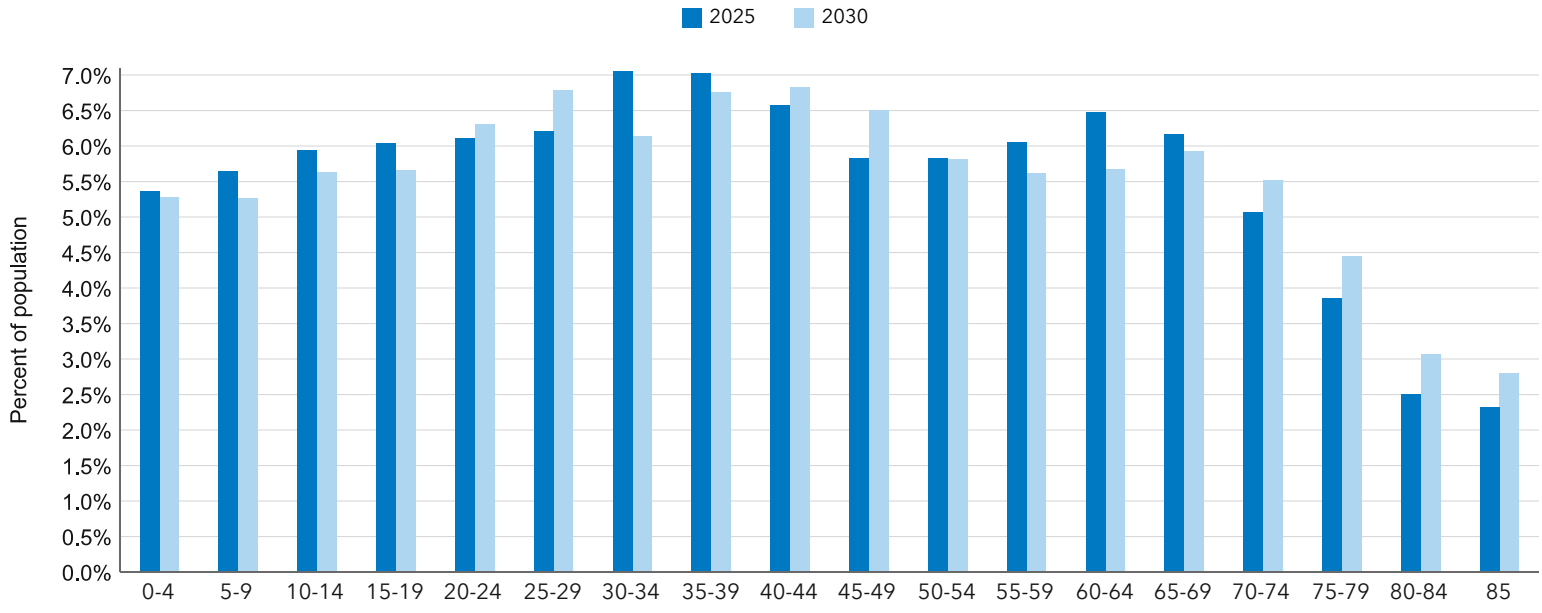
Key Indicators for 2025

183,783	78,421	2.30	40.5	213,438
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

$80,888
Median Household Income

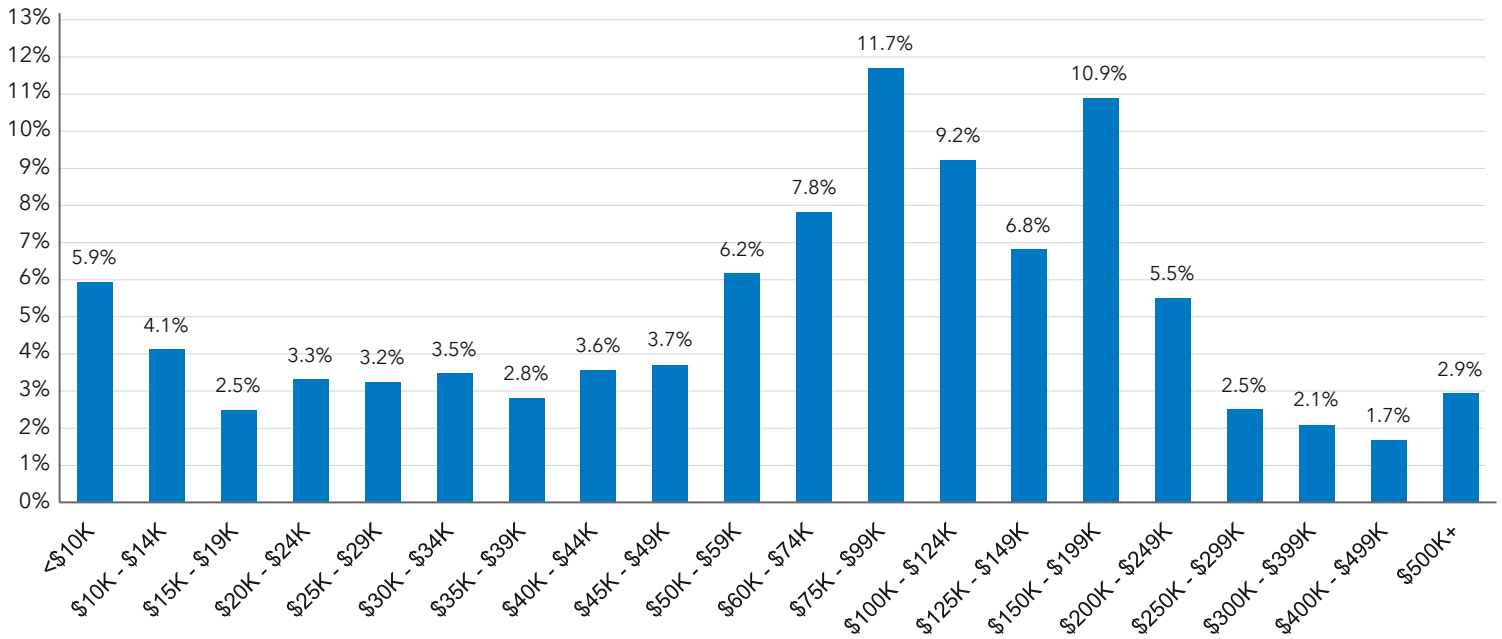
$209,448
Median Net Worth

108
Esri Wealth Index

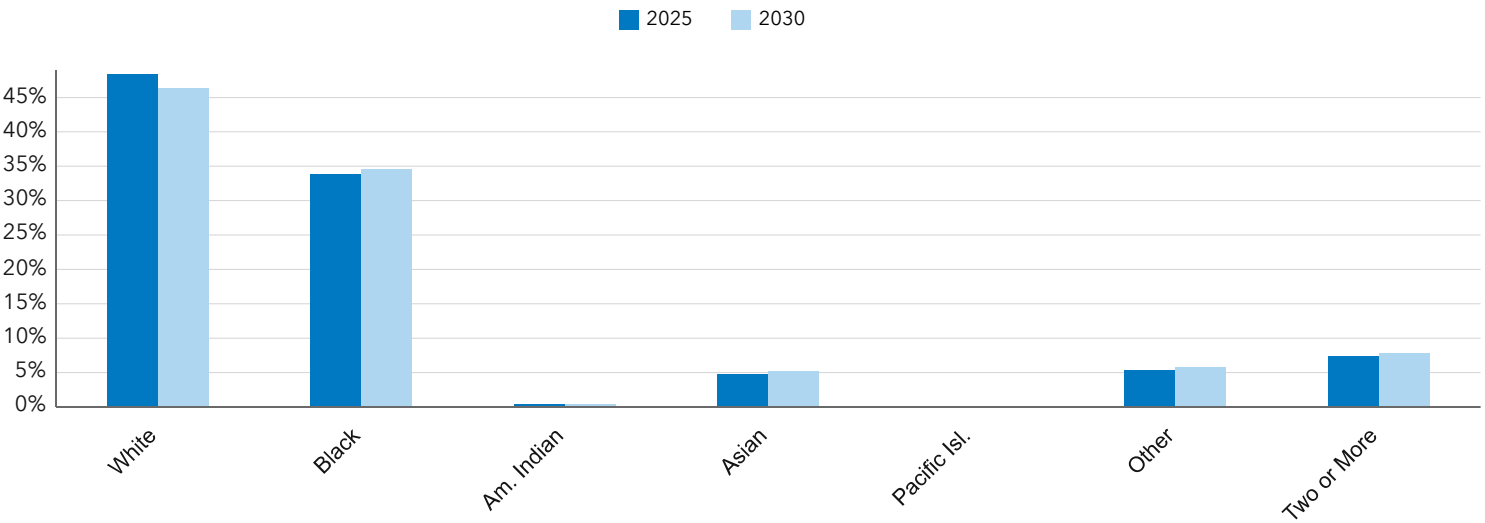
82
Esri Housing Affordability Index

72
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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