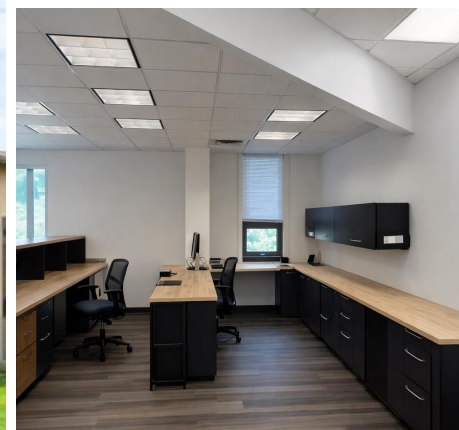


Flex Space For Lease



FOR LEASE | 3,200 SF OFFICE | UP TO 14,300 SF WAREHOUSE AVAILABLE

1196 Little Creek Road
Dover, DE 19901

Gordon Winegar
DSM Commercial
(302) 283-1800
gwinegar@dsmre.com

DSM
COMMERCIAL

THE SPACE

Location	1196 Little Creek Road Dover, DE 19901
Building Size	23,540 SF
Available for Lease	3,200 - 17,500 SF
Lease Rate	Please contact listing agent
Zoning	M (Manufacturing)

HIGHLIGHTS

- Situated on 8.47± acres in Dover, DE, this versatile flex property offers office and warehouse combinations ideal for industrial, light manufacturing, distribution, or service-based users. Located minutes from SR-1 and US Route 13 and near Dover Air Force Base, the property provides excellent regional access and logistical advantages. Multiple suite configurations allow for tenant growth or consolidation, with three dock doors, two drive-in ramps, and approximately 100 surface parking spaces. Ample excess land offers expansion, outdoor storage, or laydown yard potential.
- Three Dock Doors + Two Drive-In Ramps
- ±100 Parking Spaces
- 8.47± Acre Site with Expansion Potential
- Minutes to SR-1 & US-13
- Near Dover Air Force Base



POPULATION

	1.00 MILE	3.00 MILE	5.00 MILE
	4,623	34,275	71,525

AVERAGE HOUSEHOLD INCOME

	1.00 MILE	3.00 MILE	5.00 MILE
	\$73,988	\$76,778	\$89,433

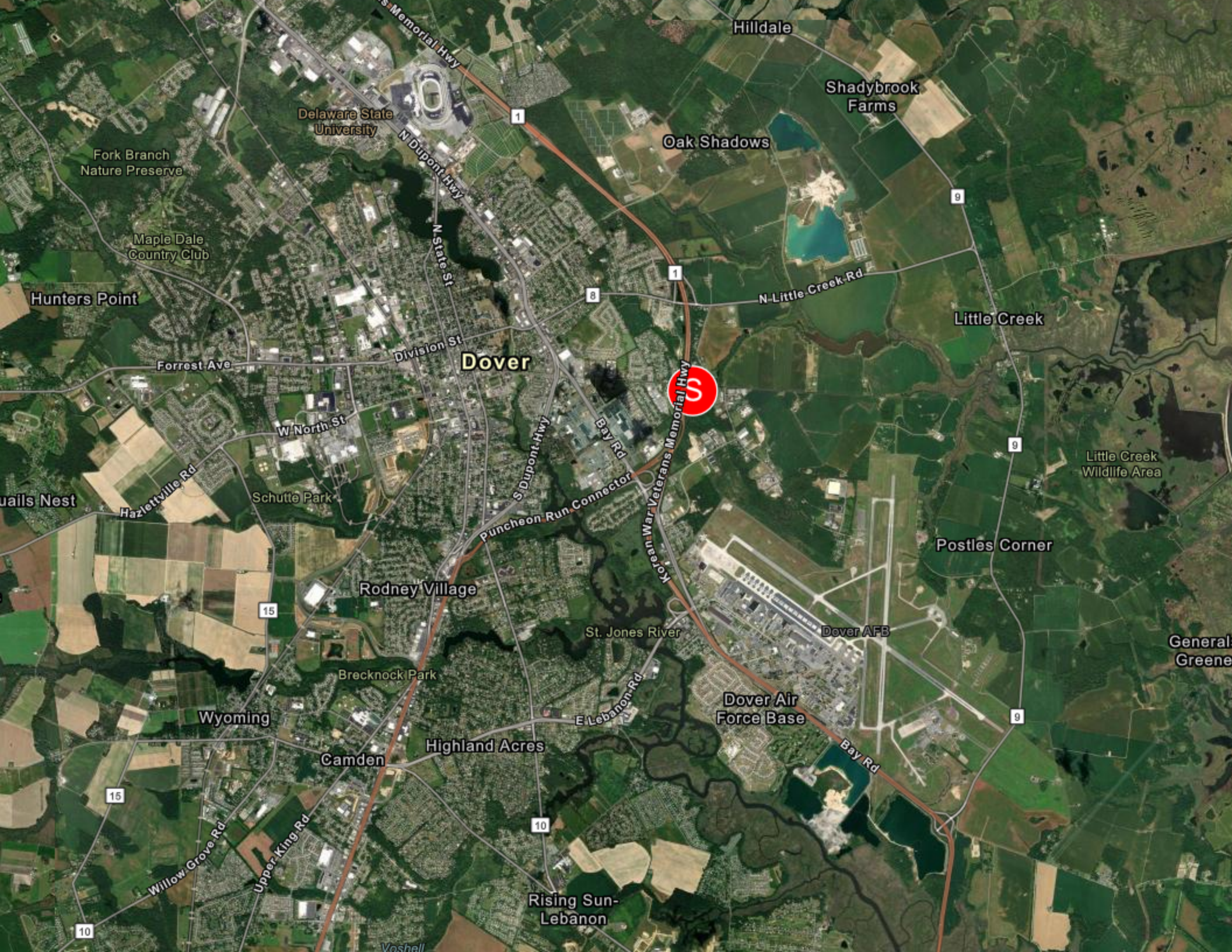
NUMBER OF HOUSEHOLDS

	1.00 MILE	3.00 MILE	5.00 MILE
	1,976	13,605	26,971

Available Units - 1196 Little Creek Drive, Dover, DE 19901



UNIT	SF	LEASE RATE	LEASE TYPE	HIGHLIGHTS
Ste 100	14,300	\$8/SF	NNN \$1.25/SF	13' ceilings, warehouse includes one dock/one drive-up ramp. Common restrooms. Adjacent office available for expansion purposes.
Ste 101	3,200	\$12/SF	NNN \$1.25/SF	3,200 SF office suite consisting of a large executive office, reception/administration area, two single offices, two restrooms, large bullpen area & kitchenette
Ste 102	2,818	N/A	N/A	LEASED
Ste 103	2,700	N/A	N/A	LEASED
Ste 104	1,980	N/A	N/A	LEASED



Hilldale

Shadybrook Farms

Oak Shadows

Delaware State University

Fork Branch Nature Preserve

Maple Dale Country Club

Hunters Point

Forrest Ave

Division St

Dover

N-Little Creek Rd

Little Creek

W North St

Bay Rd



Little Creek Wildlife Area

Qualls Nest

Hazlettville Rd

Schutte Park

Puncheon Run Connector

Postles Corner

Rodney Village

St. Jones River

Dover AFB

General Greene

Brecknock Park

Dover Air Force Base

Wyoming

E Lebanon Rd

Camden

Highland Acres

Bay Rd

15

Willow Grove Rd

Upper King Rd

10

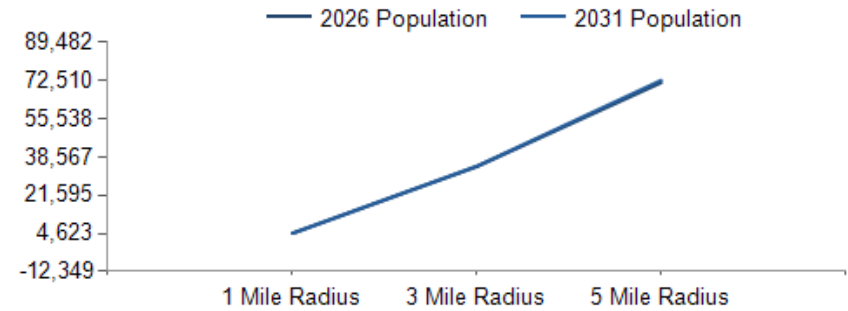
Rising Sun-Lebanon

10

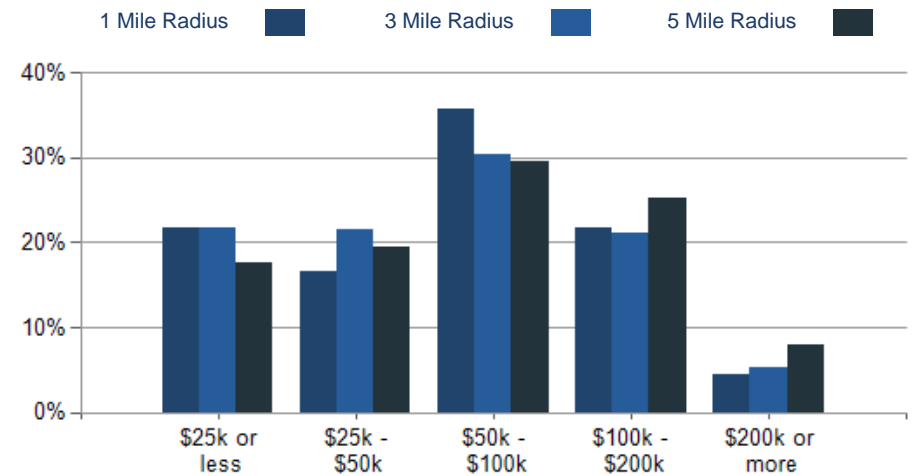
Voshell

POPULATION	1 MILE	3 MILE	5 MILE
2000 Population	2,434	30,907	54,801
2010 Population	3,442	32,094	62,619
2026 Population	4,623	34,275	71,525
2031 Population	4,657	34,411	72,510
2026 African American	1,864	13,967	27,351
2026 American Indian	42	204	429
2026 Asian	179	1,203	2,769
2026 Hispanic	773	3,895	6,834
2026 Other Race	408	1,609	2,782
2026 White	1,646	13,631	30,909
2026 Multiracial	478	3,607	7,198
2026-2031: Population: Growth Rate	0.75%	0.40%	1.35%

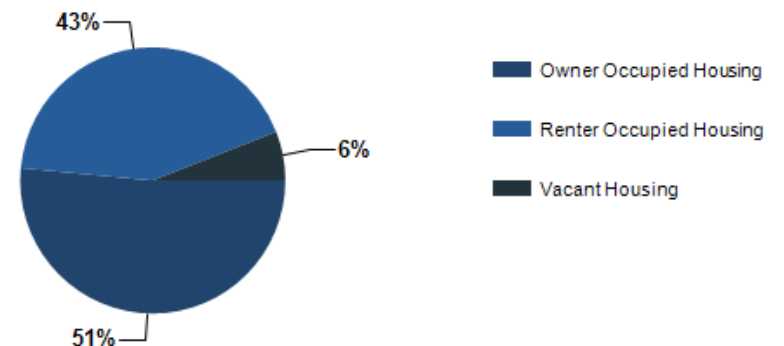
2026 HOUSEHOLD INCOME	1 MILE	3 MILE	5 MILE
less than \$15,000	181	1,598	2,901
\$15,000-\$24,999	248	1,347	1,852
\$25,000-\$34,999	64	1,004	1,685
\$35,000-\$49,999	264	1,918	3,590
\$50,000-\$74,999	476	2,433	4,585
\$75,000-\$99,999	228	1,708	3,406
\$100,000-\$149,999	353	2,165	4,759
\$150,000-\$199,999	75	714	2,055
\$200,000 or greater	87	719	2,137
Median HH Income	\$58,950	\$56,945	\$67,160
Average HH Income	\$73,988	\$76,778	\$89,433



2026 Household Income



2026 Own vs. Rent - 1 Mile Radius



Source: esri

2026 POPULATION BY AGE	1 MILE	3 MILE	5 MILE
2026 Population Age 30-34	408	2,624	4,978
2026 Population Age 35-39	345	2,294	4,531
2026 Population Age 40-44	249	1,920	4,063
2026 Population Age 45-49	232	1,576	3,473
2026 Population Age 50-54	238	1,594	3,427
2026 Population Age 55-59	251	1,597	3,531
2026 Population Age 60-64	210	1,772	3,890
2026 Population Age 65-69	198	1,694	3,605
2026 Population Age 70-74	152	1,429	3,243
2026 Population Age 75-79	121	1,195	2,604
2026 Population Age 80-84	103	827	1,881
2026 Population Age 85+	92	766	1,605
2026 Population Age 18+	3,607	26,285	56,045
2026 Median Age	34	34	35
2031 Median Age	35	35	36

2026 INCOME BY AGE	1 MILE	3 MILE	5 MILE
Median Household Income 25-34	\$63,152	\$61,968	\$66,590
Average Household Income 25-34	\$78,683	\$77,683	\$84,948
Median Household Income 35-44	\$80,698	\$78,851	\$87,937
Average Household Income 35-44	\$102,350	\$95,640	\$108,899
Median Household Income 45-54	\$70,770	\$75,000	\$90,716
Average Household Income 45-54	\$83,804	\$93,313	\$110,697
Median Household Income 55-64	\$66,203	\$62,701	\$77,648
Average Household Income 55-64	\$75,818	\$84,842	\$99,943
Median Household Income 65-74	\$43,845	\$43,751	\$55,345
Average Household Income 65-74	\$60,069	\$63,795	\$78,215
Average Household Income 75+	\$38,084	\$54,543	\$63,594

Population By Age

