

Executive Summary

3001 Philadelphia Pike, Claymont, Delaware, 19703 2

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Rings: 1, 3, 5 mile radii



Population	1 mile	3 miles	5 miles
2010 Population	10,932	58,196	148,541
2020 Population	12,557	60,565	153,335
2025 Population	12,508	59,481	151,928
2030 Population	12,451	58,460	150,254
2010-2020 Annual Rate	1.40%	0.40%	0.32%
2020-2025 Annual Rate	-0.07%	-0.34%	-0.18%
2025-2030 Annual Rate	-0.09%	-0.35%	-0.22%

Age	1 mile	3 miles	5 miles
2025 Median Age	39.7	42.8	42.4
U.S. median age is 39.1			

Race and Ethnicity	1 mile	3 miles	5 miles
White Alone	50.7%	64.7%	58.1%
Black Alone	27.2%	18.3%	25.9%
American Indian Alone	0.5%	0.3%	0.3%
Asian Alone	8.6%	7.6%	6.0%
Pacific Islander Alone	0.0%	0.0%	0.0%
Some Other Race Alone	5.1%	2.7%	3.1%
Two or More Races	7.9%	6.3%	6.5%
Hispanic Origin	10.3%	6.3%	7.2%
Diversity Index	71.7	59.3	64.2

Households	1 mile	3 miles	5 miles
2010 Total Households	4,455	24,251	58,413
2020 Total Households	5,151	25,597	61,324
2025 Total Households	5,331	25,768	62,268
2030 Total Households	5,405	25,710	62,408
2010-2020 Annual Rate	1.46%	0.54%	0.49%
2020-2025 Annual Rate	0.66%	0.13%	0.29%
2025-2030 Annual Rate	0.28%	-0.05%	0.04%
2025 Average Household Size	2.34	2.29	2.42
Wealth Index	96	128	127

Source: Esri forecasts for 2025 and 2030. U.S. Census 2010 and 2020 Census data converted by Esri into 2020 geography.

Mortgage Income	1 mile	3 miles	5 miles
2025 Percent of Income for Mortgage	22.0%	24.3%	26.3%
Median Household Income			
2025 Median Household Income	\$90,380	\$96,847	\$91,663
2030 Median Household Income	\$108,405	\$111,020	\$106,402
2025-2030 Annual Rate	3.70%	2.77%	3.03%
Average Household Income			
2025 Average Household Income	\$115,397	\$130,062	\$130,253
2030 Average Household Income	\$131,948	\$144,981	\$144,605
Per Capita Income			
2025 Per Capita Income	\$49,441	\$56,004	\$53,428
2030 Per Capita Income	\$57,575	\$63,379	\$60,110
2025-2030 Annual Rate	3.09%	2.51%	2.38%
Income Equality			
2025 Gini Index	43.5	46.2	47.7
Socioeconomic Status			
2025 Socioeconomic Status Index	53.4	56.1	52.0
Housing Unit Summary			
Housing Affordability Index	108	96	87
2010 Total Housing Units	4,782	25,898	63,249
2010 Owner Occupied Hus (%)	66.9%	69.8%	70.7%
2010 Renter Occupied Hus (%)	33.1%	30.2%	29.3%
2010 Vacant Housing Units (%)	6.8%	6.4%	7.7%
2020 Housing Units	5,432	26,995	65,375
2020 Owner Occupied HUs (%)	62.6%	67.0%	67.1%
2020 Renter Occupied HUs (%)	37.4%	33.0%	32.9%
Vacant Housing Units	5.4%	5.0%	6.2%
2025 Housing Units	5,592	27,020	66,048
Owner Occupied Housing Units	69.0%	71.7%	71.1%
Renter Occupied Housing Units	30.9%	28.3%	28.9%
Vacant Housing Units	4.7%	4.6%	5.7%
2030 Total Housing Units	5,688	27,139	66,352
2030 Owner Occupied Housing Units	3,831	18,768	45,143
2030 Renter Occupied Housing Units	1,574	6,942	17,265
2030 Vacant Housing Units	283	1,429	3,944