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Available

GREAT POTENTIAL & LOCATION

LAND FOR SALE

1170 S. DUPONT BLVD., SMYRNA DE 19977



# THE SPACE

Location

1170 S. Dupont Blvd.  
Smyrna, DE 19977

County

Kent



## POPULATION

1.00 MILE	3.00 MILE	5.00 MILE
7,308	29,887	41,757

## AVERAGE HOUSEHOLD INCOME

1.00 MILE	3.00 MILE	5.00 MILE
\$97,914	\$104,225	\$107,267

## NUMBER OF HOUSEHOLDS

1.00 MILE	3.00 MILE	5.00 MILE
2,900	11,037	14,612



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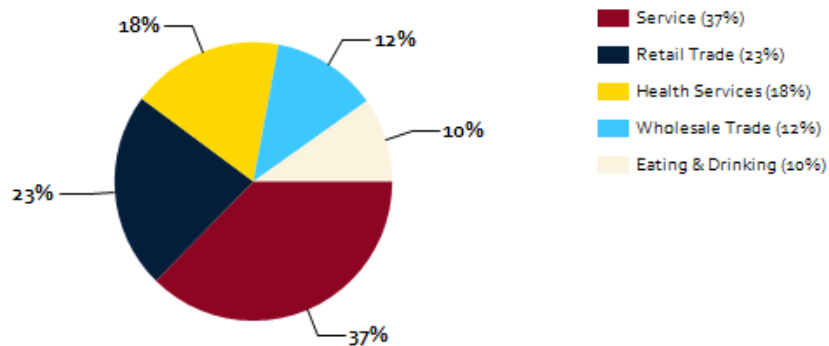
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46 S. State Street, Dover, DE 19901

Building Summary | Great Potential & Location

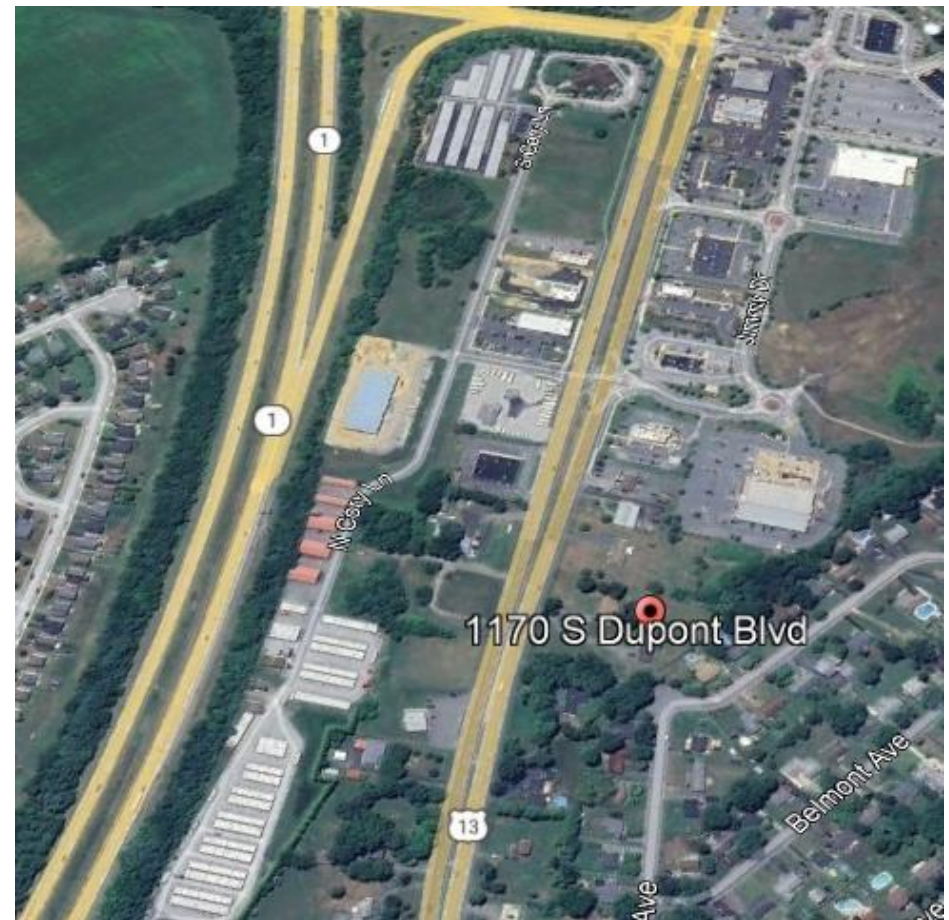
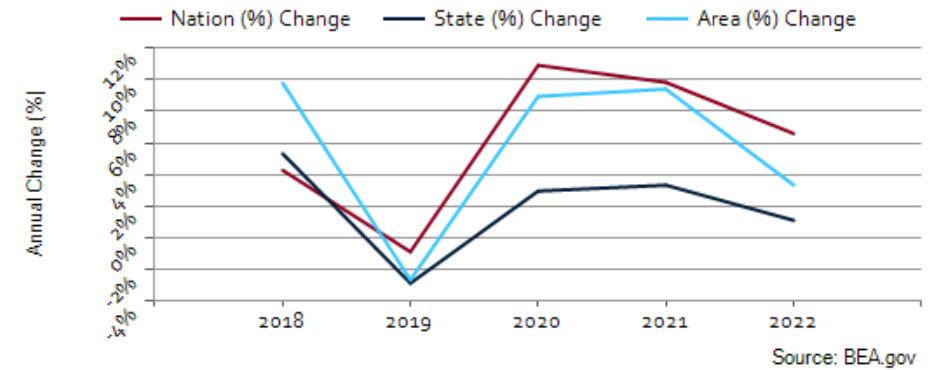
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- ❖ The property is located on S. Dupont Blvd in Smyrna, DE, which is a busy commercial corridor with high visibility and traffic flow.
- ❖ Smyrna is a growing town with a mix of residential and commercial developments, making it an attractive location for businesses looking to tap into a diverse customer base.
- ❖ The property is easily accessible from major highways, including Route 13 and Route 1, which enhances its connectivity and convenience for customers and employees.
- ❖ Smyrna offers a range of amenities and services, including restaurants, schools, and medical facilities, providing a convenient and well-rounded environment for businesses and residents alike.
- ❖ 2.1+/- Acres of Land, Zoned BG
- ❖ Sale Price: \$980,000

## Major Industries by Employee Count



## Kent County GDP Trend



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Location Summary | Great Potential & Location

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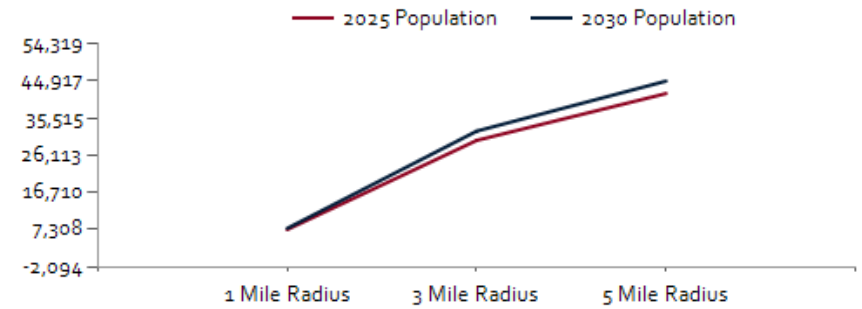




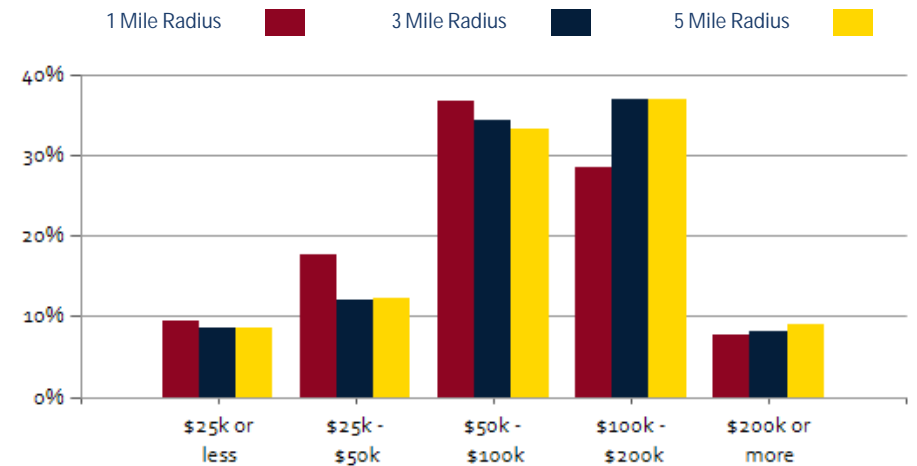


POPULATION	1 MILE	3 MILE	5 MILE
2000 Population	3,250	11,259	17,912
2010 Population	5,260	21,083	30,946
2025 Population	7,308	29,887	41,757
2030 Population	7,617	32,250	44,917
2025 African American	2,271	10,285	13,631
2025 American Indian	25	101	182
2025 Asian	166	613	838
2025 Hispanic	595	2,249	3,059
2025 Other Race	238	833	1,143
2025 White	3,944	15,560	22,609
2025 Multiracial	662	2,488	3,347
2025-2030: Population: Growth Rate	4.15%	7.65%	7.35%

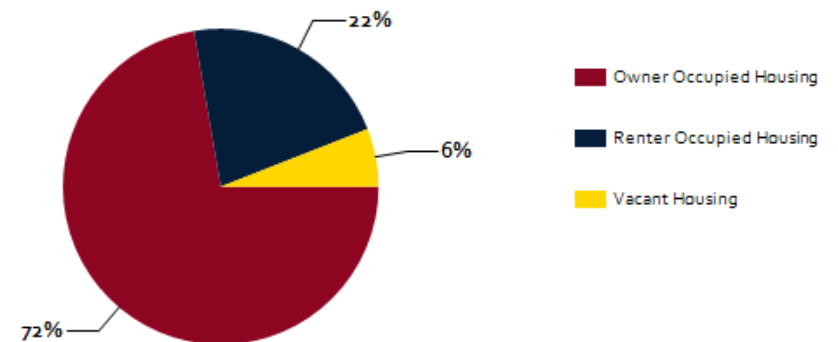
2025 HOUSEHOLD INCOME	1 MILE	3 MILE	5 MILE
less than \$15,000	101	534	708
\$15,000-\$24,999	174	412	558
\$25,000-\$34,999	104	351	505
\$35,000-\$49,999	406	972	1,277
\$50,000-\$74,999	764	2,430	2,978
\$75,000-\$99,999	303	1,364	1,863
\$100,000-\$149,999	635	3,048	3,868
\$150,000-\$199,999	193	1,036	1,538
\$200,000 or greater	221	889	1,316
Median HH Income	\$71,323	\$88,379	\$90,675
Average HH Income	\$97,914	\$104,225	\$107,267



### 2025 Household Income



### 2025 Own vs. Rent - 1 Mile Radius



Source: esri



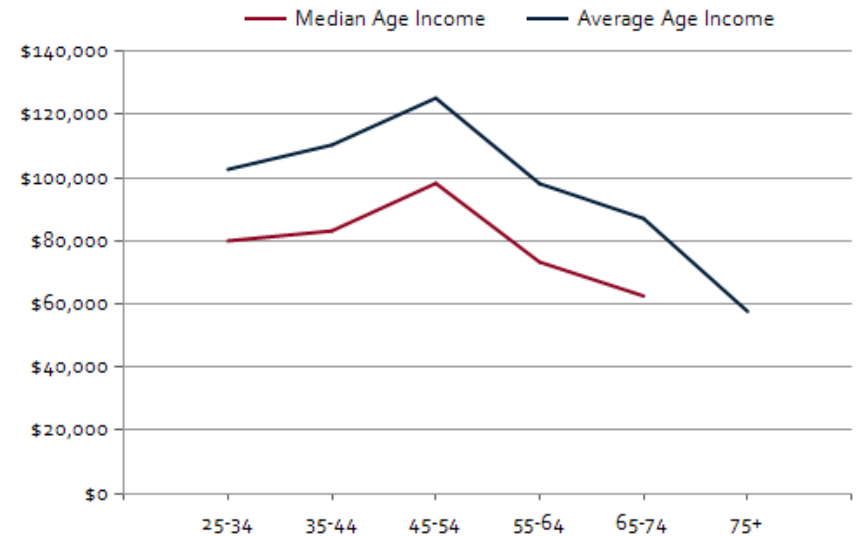
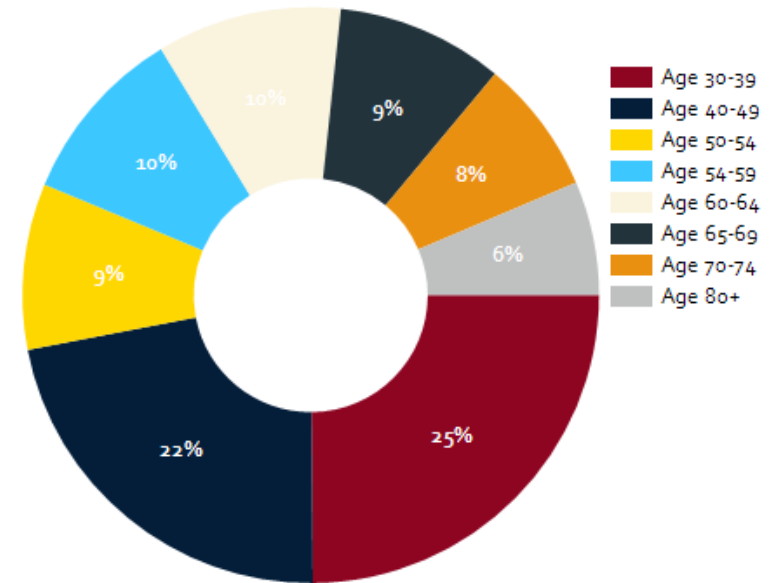
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2025 POPULATION BY AGE	1 MILE	3 MILE	5 MILE
2025 Population Age 30-34	533	1,944	2,752
2025 Population Age 35-39	521	1,979	2,804
2025 Population Age 40-44	510	2,034	2,848
2025 Population Age 45-49	425	1,871	2,606
2025 Population Age 50-54	395	1,775	2,587
2025 Population Age 55-59	425	1,820	2,634
2025 Population Age 60-64	439	1,759	2,625
2025 Population Age 65-69	397	1,640	2,346
2025 Population Age 70-74	320	1,453	2,042
2025 Population Age 75-79	271	1,250	1,700
2025 Population Age 80-84	137	667	960
2025 Population Age 85+	129	482	666
2025 Population Age 18+	5,584	22,977	32,585
2025 Median Age	38	40	40
2030 Median Age	39	41	41

2025 INCOME BY AGE	1 MILE	3 MILE	5 MILE
Median Household Income 25-34	\$79,977	\$97,831	\$97,768
Average Household Income 25-34	\$102,610	\$106,391	\$108,193
Median Household Income 35-44	\$83,124	\$104,773	\$107,263
Average Household Income 35-44	\$110,355	\$120,741	\$124,814
Median Household Income 45-54	\$98,198	\$109,030	\$110,786
Average Household Income 45-54	\$125,197	\$126,078	\$129,123
Median Household Income 55-64	\$73,226	\$99,934	\$100,927
Average Household Income 55-64	\$98,058	\$108,431	\$112,619
Median Household Income 65-74	\$62,491	\$73,774	\$75,405
Average Household Income 65-74	\$87,056	\$90,643	\$93,513
Average Household Income 75+	\$57,631	\$64,965	\$67,575

Population By Age



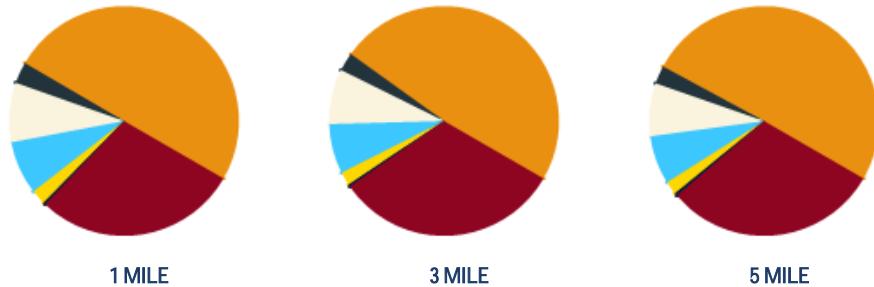
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General Demographics | Great Potential & Location

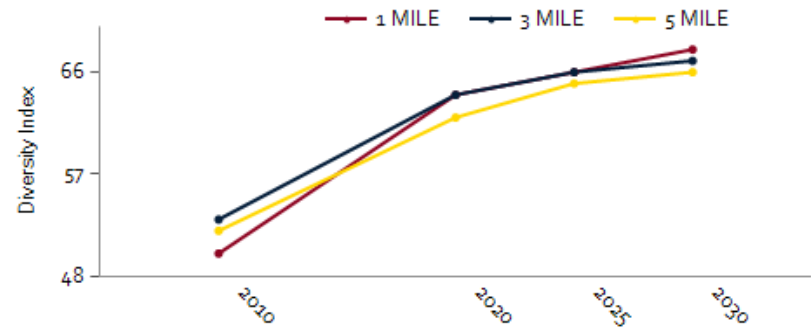
DIVERSITY INDEX	1 MILE	3 MILE	5 MILE
Diversity Index (+5 years)	68	67	67
Diversity Index (current year)	66	66	65
Diversity Index (2020)	64	64	62
Diversity Index (2010)	50	53	52

#### POPULATION BY RACE



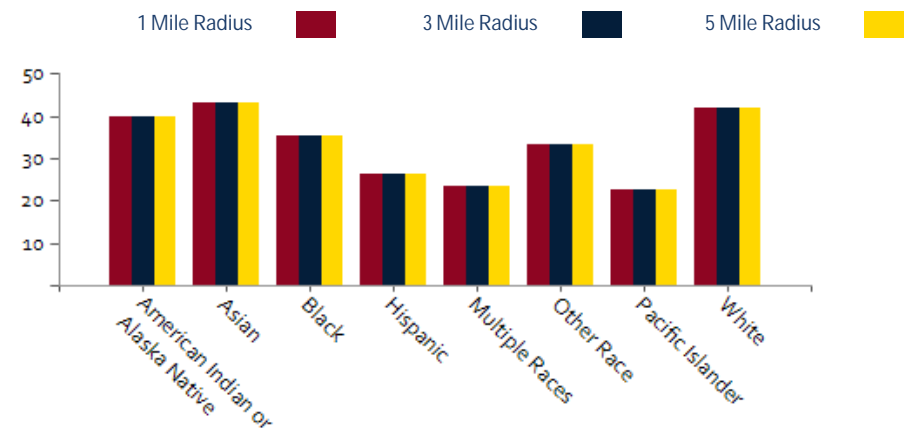
2025 POPULATION BY RACE	1 MILE	3 MILE	5 MILE
African American	29%	32%	30%
American Indian	0%	0%	0%
Asian	2%	2%	2%
Hispanic	8%	7%	7%
Multiracial	8%	8%	7%
Other Race	3%	3%	3%
White	50%	48%	50%

#### POPULATION DIVERSITY



2025 MEDIAN AGE BY RACE	1 MILE	3 MILE	5 MILE
Median American Indian/Alaska Native Age	40	42	44
Median Asian Age	43	46	46
Median Black Age	35	38	39
Median Hispanic Age	26	28	28
Median Multiple Races Age	24	25	25
Median Other Race Age	33	34	32
Median Pacific Islander Age	23	23	28
Median White Age	42	43	44

#### 2025 MEDIAN AGE BY RACE



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# Great Potential & Location

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*Exclusively Marketed by:*

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