



Industrial Outside Storage (IOS)
0.50 Acres



725 Dawson Drive, Newark, DE 19713

0.50 AC FENCED-IN INDUSTRIAL OUTSIDE STORAGE FOR LEASE



THE SPACE

Location	Newark, DE 19713
County	New Castle County
Lot Size	0.50 Acres
Zoning	I (Industrial)
Lease Rate	\$4,000/Month

HIGHLIGHTS

- ±0.50 acres of fenced-in industrial outside storage is available for lease at 725 Dawson Drive in Delaware Industrial Park, immediately off I-95 in Newark.
- The yard sits in an established industrial park with direct highway visibility and quick access to I-95, Route 72, and Route 896, and is convenient to the University of Delaware and the Wilmington–Newark employment corridor.
- The site is zoned I (Industrial) and is offered as a standalone outdoor storage demise — equipment, materials, vehicles, or contractor staging.
- Established industrial park setting with existing building and circulation
- Interstate frontage without a building lease. The pad sits on the I-95 tree line, so trucks and inventory are in a market that already reads as industrial
- Labor and service radius. Newark / UD / Wilmington / Elkton / I-95 north to Philly and south to the Port of Wilmington and Aberdeen, without a city-yard rent
- Immediate pad. Vacant, usable ground — not a wooded lot that needs clearing before the first machine arrives



POPULATION

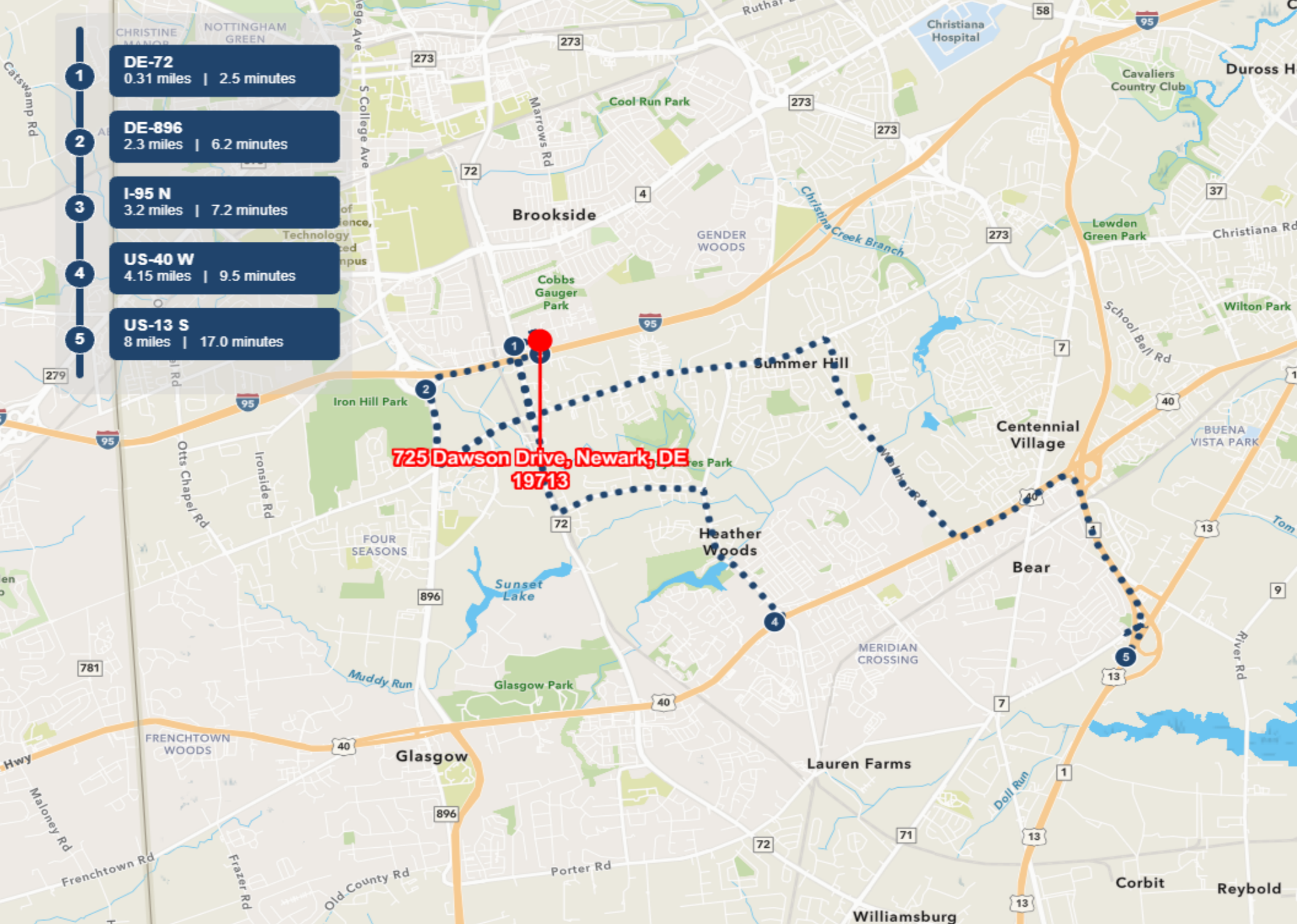
1.00 MILE	3.00 MILE	5.00 MILE
6,652	80,769	179,756

AVERAGE HOUSEHOLD INCOME

1.00 MILE	3.00 MILE	5.00 MILE
\$107,632	\$106,858	\$112,910

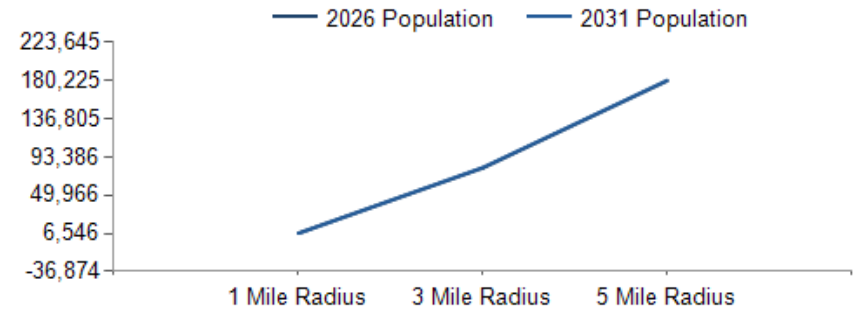
NUMBER OF HOUSEHOLDS

1.00 MILE	3.00 MILE	5.00 MILE
2,527	30,171	69,486

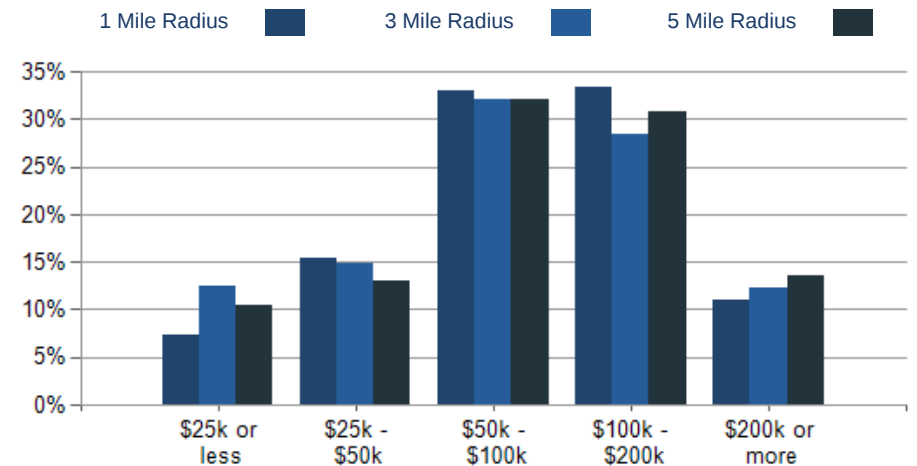


POPULATION	1 MILE	3 MILE	5 MILE
2000 Population	6,489	75,397	159,356
2010 Population	6,905	78,591	172,596
2026 Population	6,652	80,769	179,756
2031 Population	6,546	81,285	180,225
2026 African American	1,785	20,492	47,948
2026 American Indian	32	400	774
2026 Asian	335	7,999	17,059
2026 Hispanic	1,057	11,399	22,006
2026 Other Race	497	5,279	9,728
2026 White	3,272	39,109	88,329
2026 Multiracial	731	7,470	15,862
2026-2031: Population: Growth Rate	-1.60%	0.65%	0.25%

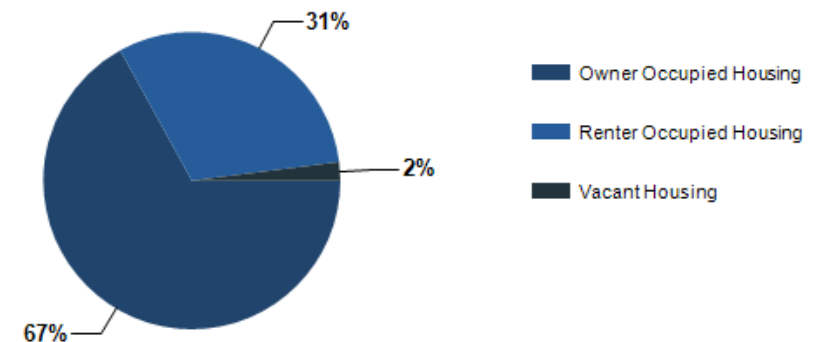
2026 HOUSEHOLD INCOME	1 MILE	3 MILE	5 MILE
less than \$15,000	76	2,256	4,713
\$15,000-\$24,999	109	1,492	2,555
\$25,000-\$34,999	62	1,309	2,409
\$35,000-\$49,999	327	3,151	6,601
\$50,000-\$74,999	531	5,049	11,090
\$75,000-\$99,999	303	4,614	11,238
\$100,000-\$149,999	561	5,532	14,001
\$150,000-\$199,999	282	3,051	7,463
\$200,000 or greater	276	3,717	9,415
Median HH Income	\$86,392	\$83,166	\$89,648
Average HH Income	\$107,632	\$106,858	\$112,910



2026 Household Income



2026 Own vs. Rent - 1 Mile Radius

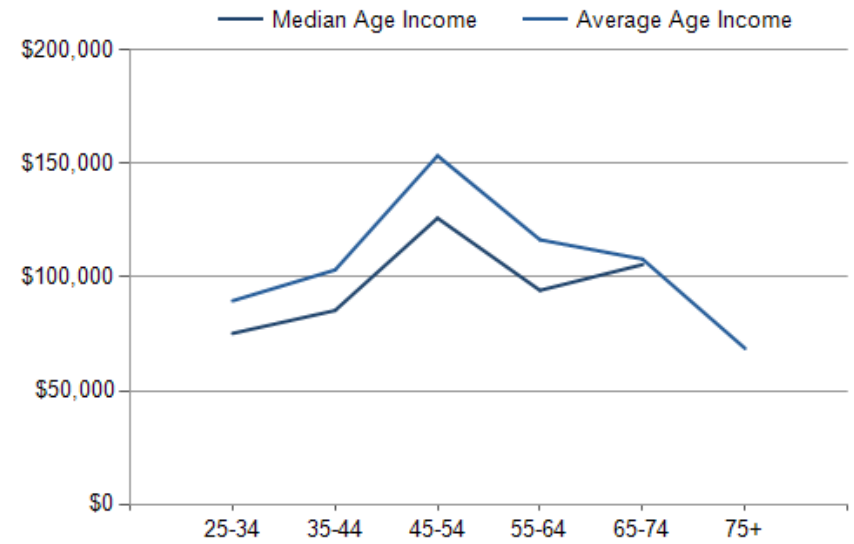
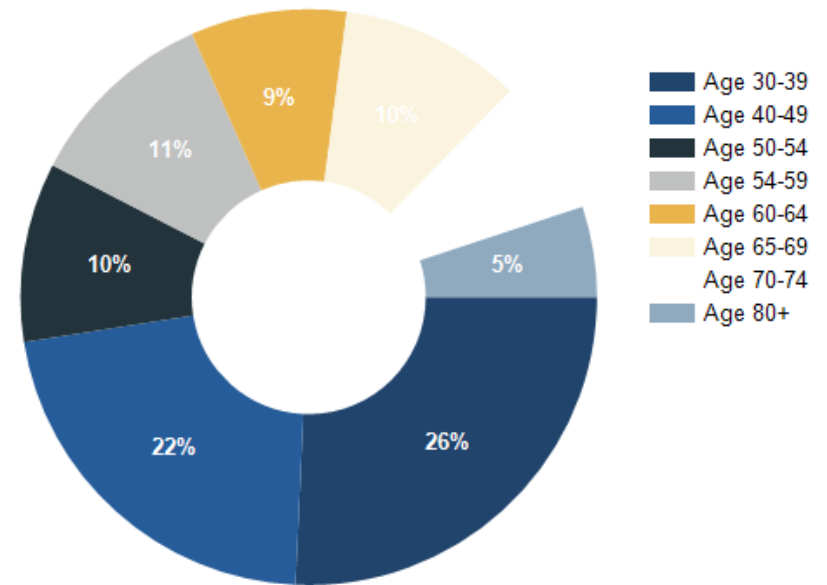


Source: esri

2026 POPULATION BY AGE	1 MILE	3 MILE	5 MILE
2026 Population Age 30-34	544	5,991	14,362
2026 Population Age 35-39	468	5,375	12,648
2026 Population Age 40-44	471	5,168	11,592
2026 Population Age 45-49	385	4,077	9,729
2026 Population Age 50-54	396	3,787	9,523
2026 Population Age 55-59	424	4,013	10,179
2026 Population Age 60-64	344	4,129	10,343
2026 Population Age 65-69	401	4,128	9,909
2026 Population Age 70-74	299	3,214	7,928
2026 Population Age 75-79	200	2,444	5,784
2026 Population Age 80-84	118	1,527	3,548
2026 Population Age 85+	89	1,140	2,616
2026 Population Age 18+	5,147	65,582	145,959
2026 Median Age	38	34	37
2031 Median Age	39	35	38

2026 INCOME BY AGE	1 MILE	3 MILE	5 MILE
Median Household Income 25-34	\$75,202	\$77,918	\$86,007
Average Household Income 25-34	\$89,566	\$95,883	\$101,187
Median Household Income 35-44	\$85,320	\$93,542	\$99,628
Average Household Income 35-44	\$103,160	\$121,053	\$125,099
Median Household Income 45-54	\$125,987	\$114,669	\$115,898
Average Household Income 45-54	\$153,502	\$144,258	\$144,468
Median Household Income 55-64	\$94,172	\$100,341	\$98,984
Average Household Income 55-64	\$116,480	\$118,131	\$121,975
Median Household Income 65-74	\$105,529	\$90,715	\$90,329
Average Household Income 65-74	\$107,943	\$107,273	\$106,612
Average Household Income 75+	\$68,606	\$70,809	\$85,036

Population By Age



725 Dawson Drive, Newark, DE 19713

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