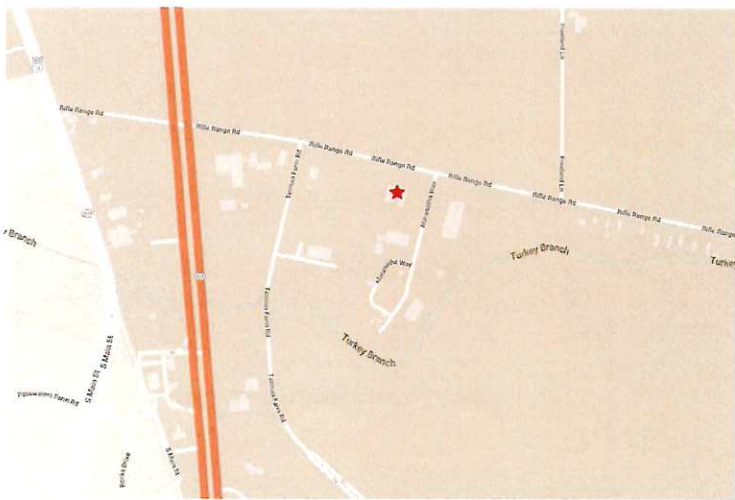
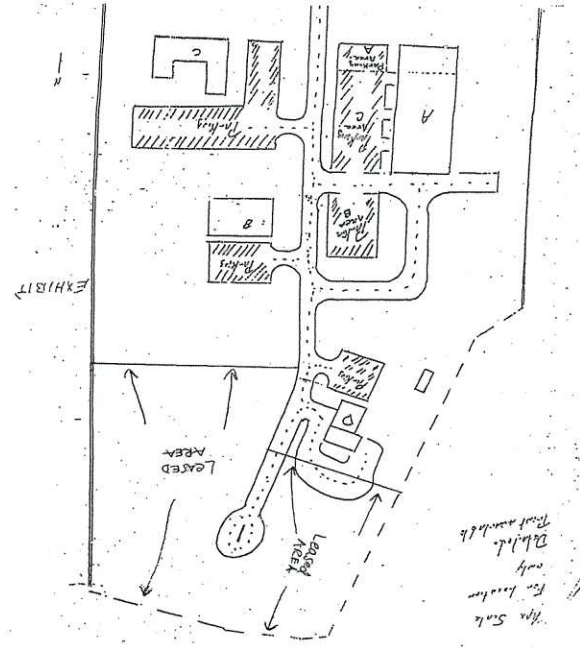


Office / Warehouse For Lease



18904 Maranatha Way

Bridgeville, DE



Property Information

- ◆ 6.98 +/- Acre
- ◆ 2,000-20,000 +/- SF Office/Warehouse
- ◆ 5,000-15,000 Build to suit
- ◆ Ample Parking
- ◆ MLS # DESU2020468
- ◆ \$7.50 Per SF, NNN

For More Information Contact:

Keith Walpole

302-236-7053 (Cell)

keithwalpole@yahoo.com

R & R Commercial Realty, Inc

46 South State Street, Dover, DE 19901

302-674-3400 (Office) 302-674-8479 (Fax)

www.randrcommercialrealty.com

All information contained herein is believed to be accurate, however was obtained from third parties and R & R Commercial Realty, Inc. does not warrant as to the accuracy submitted, subject to changes or modifications with out notice. Listing Broker represents the seller's interest

Graphic Profile

2010-2020 Census, 2021 Estimates with 2026 Projections
 Calculated using Weighted Block Centroid from Block Groups



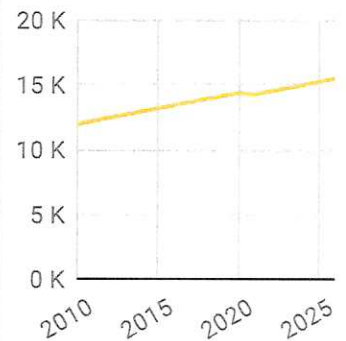
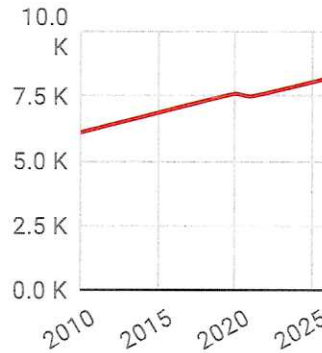
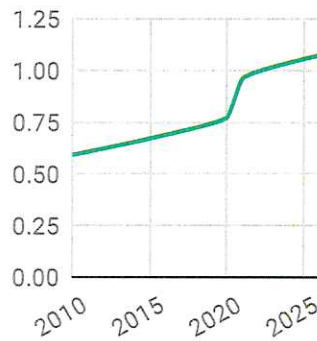
Lat/Lon: 38.7289/-75.587

18904 Maranatha Way
Bridgeville, DE 19933

1 mi radius 3 mi radius 5 mi radius

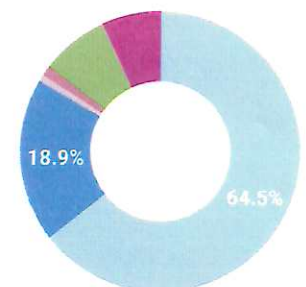
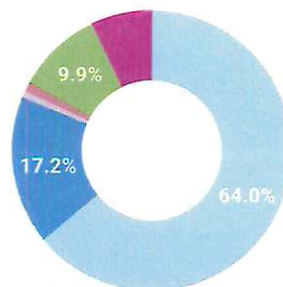
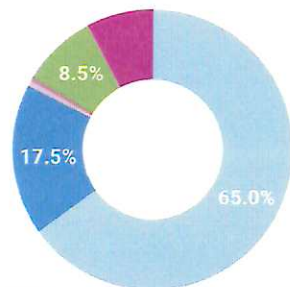
Population

Estimated Population (2021)	961	7,490	14,287
Projected Population (2026)	1,074	8,200	15,502
Census Population (2020)	773	7,589	14,379
Census Population (2010)	592	6,085	11,968
Projected Annual Growth (2021-2026)	113 2.3%	710 1.9%	1,215 1.7%
Historical Annual Growth (2020-2021)	188 19.6%	-99 -1.3%	-92 -0.6%
Historical Annual Growth (2010-2020)	181 3.1%	1,504 2.5%	2,412 2.0%
Estimated Population Density (2021)	306 <i>psm</i>	265 <i>psm</i>	182 <i>psm</i>
Trade Area Size	3.1 <i>sq mi</i>	28.3 <i>sq mi</i>	78.5 <i>sq mi</i>



Race and Ethnicity (2021)

Not Hispanic or Latino Population	803 83.6%	6,246 83.4%	12,286 86.0%
White	596 74.2%	4,536 72.6%	8,752 71.2%
Black or African American	158 19.6%	1,228 19.7%	2,592 21.1%
American Indian or Alaska Native	2 0.3%	22 0.3%	43 0.4%
Asian	5 0.7%	74 1.2%	163 1.3%
Hawaiian or Pacific Islander	- -	2 -	3 -
Other Race	6 0.8%	108 1.7%	165 1.3%
Two or More Races	36 4.4%	276 4.4%	568 4.6%
Hispanic or Latino Population	158 16.4%	1,244 16.6%	2,001 14.0%
White	29 18.1%	256 20.5%	456 22.8%
Black or African American	10 6.5%	59 4.7%	112 5.6%
American Indian or Alaska Native	3 2.2%	33 2.7%	64 3.2%
Asian	- -	2 0.2%	4 0.2%
Hispanic Hawaiian or Pacific Islander	- -	3 0.3%	5 0.2%
Other Race	76 48.1%	632 50.8%	943 47.1%
Two or More Races	39 24.8%	259 20.8%	418 20.9%



White Black or African American American Indian or Alaskan Native Asian Hawaiian or Pacific Islander Other Race 2+ Races

Graphic Profile

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 Calculated using Weighted Block Centroid from Block Groups



Lat/Lon: 38.7289/-75.587

18904 Maranatha Way Bridgeville, DE 19933

1 mi radius

3 mi radius

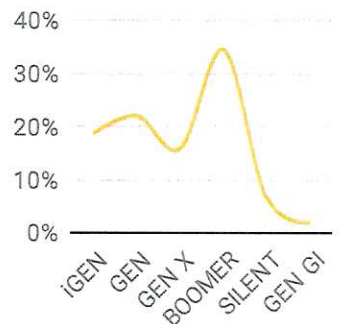
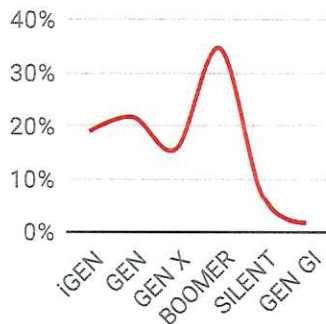
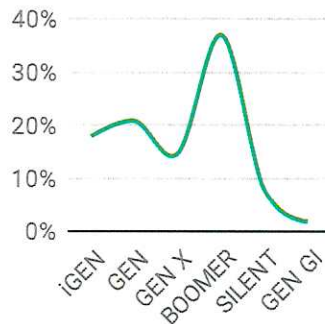
5 mi radius

Age Distribution (2021)

Age Group	1 mi radius	3 mi radius	5 mi radius
Age Under 5 Years	56 5.8%	449 6.0%	832 5.8%
Age 5 to 9 Years	57 5.9%	474 6.3%	895 6.3%
Age 10 to 14 Years	59 6.2%	507 6.8%	957 6.7%
Age 15 to 19 Years	49 5.1%	406 5.4%	811 5.7%
Age 20 to 24 Years	45 4.7%	373 5.0%	730 5.1%
Age 25 to 29 Years	59 6.2%	438 5.9%	801 5.6%
Age 30 to 34 Years	47 4.9%	413 5.5%	816 5.7%
Age 35 to 39 Years	54 5.6%	436 5.8%	823 5.8%
Age 40 to 44 Years	41 4.3%	368 4.9%	728 5.1%
Age 45 to 49 Years	47 4.9%	382 5.1%	734 5.1%
Age 50 to 54 Years	50 5.2%	417 5.6%	839 5.9%
Age 55 to 59 Years	61 6.3%	490 6.5%	985 6.9%
Age 60 to 64 Years	80 8.3%	567 7.6%	1,044 7.3%
Age 65 to 69 Years	93 9.7%	620 8.3%	1,120 7.8%
Age 70 to 74 Years	72 7.5%	502 6.7%	937 6.6%
Age 75 to 79 Years	42 4.4%	304 4.1%	580 4.1%
Age 80 to 84 Years	32 3.4%	209 2.8%	368 2.6%
Age 85 Years or Over	17 1.8%	137 1.8%	288 2.0%
Median Age	45.8	43.1	42.7

Generation (2021)

Generation	1 mi radius	3 mi radius	5 mi radius
iGeneration (Age Under 15 Years)	172 17.9%	1,430 19.1%	2,684 18.8%
Generation 9/11 Millennials (Age 15 to 34 Years)	200 20.8%	1,630 21.8%	3,157 22.1%
Gen Xers (Age 35 to 49 Years)	142 14.8%	1,185 15.8%	2,286 16.0%
Baby Boomers (Age 50 to 74 Years)	355 36.9%	2,595 34.6%	4,924 34.5%
Silent Generation (Age 75 to 84 Years)	75 7.8%	513 6.8%	948 6.6%
G.I. Generation (Age 85 Years or Over)	17 1.8%	137 1.8%	288 2.0%



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18904 Maranatha Way Bridgeville, DE 19933

1 mi radius 3 mi radius 5 mi radius

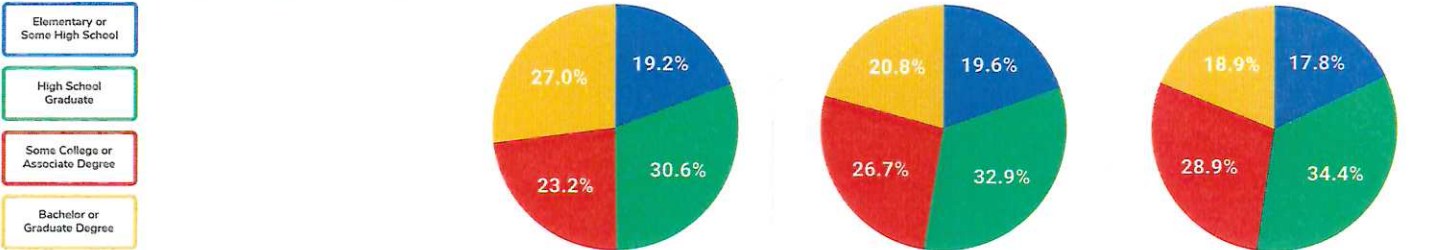
Household Type (2021)

Household Type	1 mi radius	3 mi radius	5 mi radius
Total Households	396	2,895	5,419
Family Households	279 70.3%	2,085 72.0%	3,936 72.6%
Family Households with Children	106 38.1%	850 40.7%	1,604 40.8%
Family Households No Children	173 61.9%	1,236 59.3%	2,332 59.2%
Non-Family Households	118 29.7%	810 28.0%	1,483 27.4%
Non-Family Households with Children	1 1.2%	14 1.8%	27 1.8%
Non-Family Households No Children	116 98.8%	796 98.2%	1,457 98.2%



Education Attainment (2021)

Education Attainment	1 mi radius	3 mi radius	5 mi radius
Elementary or Some High School	134 19.2%	1,035 19.6%	1,794 17.8%
High School Graduate	212 30.6%	1,738 32.9%	3,460 34.4%
Some College or Associate Degree	161 23.2%	1,411 26.7%	2,907 28.9%
Bachelor or Graduate Degree	187 27.0%	1,098 20.8%	1,902 18.9%



Household Income (2021)

Income Category	1 mi radius	3 mi radius	5 mi radius
Estimated Average Household Income	\$77,927	\$75,126	\$73,209
Estimated Median Household Income	\$53,265	\$56,198	\$57,956
HH Income Under \$10,000	23 5.8%	146 5.0%	291 5.4%
HH Income \$10,000 to \$34,999	79 19.8%	644 22.2%	1,231 22.7%
HH Income \$35,000 to \$49,999	80 20.1%	473 16.4%	787 14.5%
HH Income \$50,000 to \$74,999	91 23.0%	633 21.9%	1,141 21.1%
HH Income \$75,000 to \$99,999	43 10.9%	326 11.3%	639 11.8%
HH Income \$100,000 to \$149,999	52 13.1%	458 15.8%	896 16.5%
HH Income \$150,000 or More	29 7.3%	215 7.4%	434 8.0%