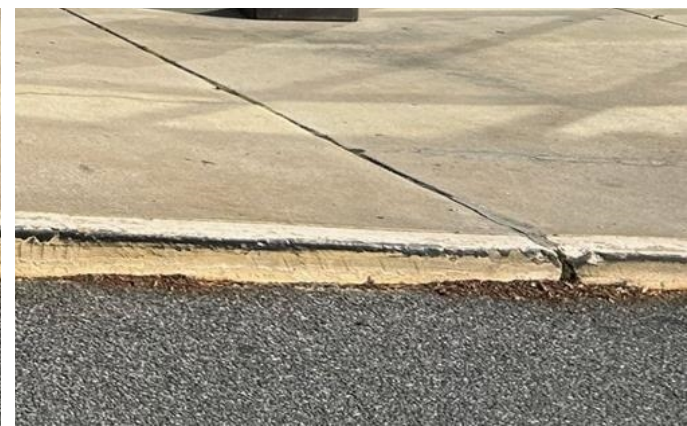




FOR LEASE

Linkside Shopping Center | Birdie Lane, Magnolia, DE 19962



THE SPACE

Location	Birdie Lane Magnolia, DE 19962
County	Kent

HIGHLIGHTS

- 1,200+/-SF space available For Lease
- 1,689+/-SF space available For Lease
- Pylon Signage Available
- Ample Parking
- Zoned BN
- Walgreens and Dollar General are anchors
- Lease Price: \$14.00 psf NNN
- Highly Visible on State Street in Magnolia



POPULATION

1.00 MILE	3.00 MILE	5.00 MILE
4,257	21,759	56,020



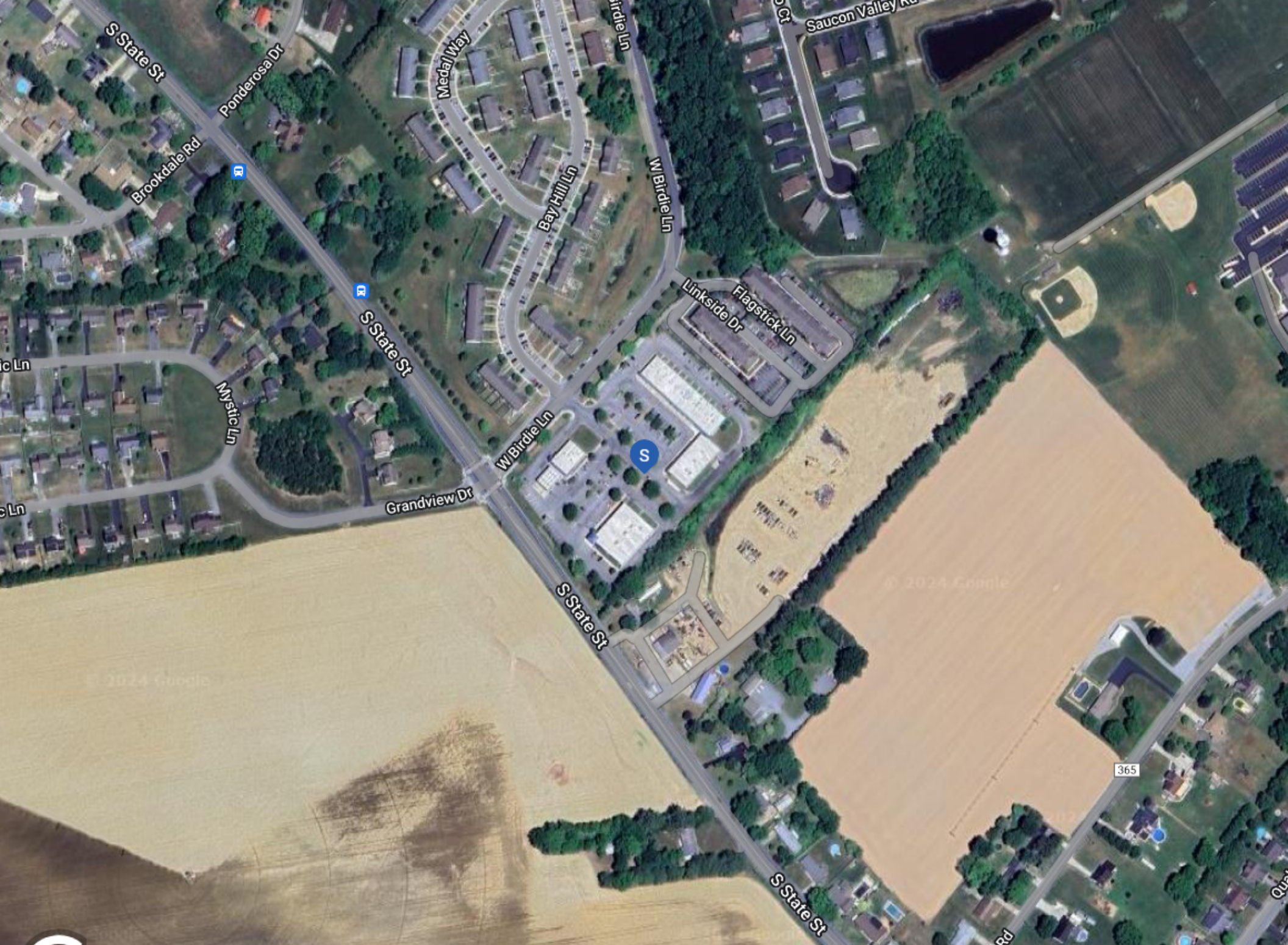
AVERAGE HOUSEHOLD INCOME

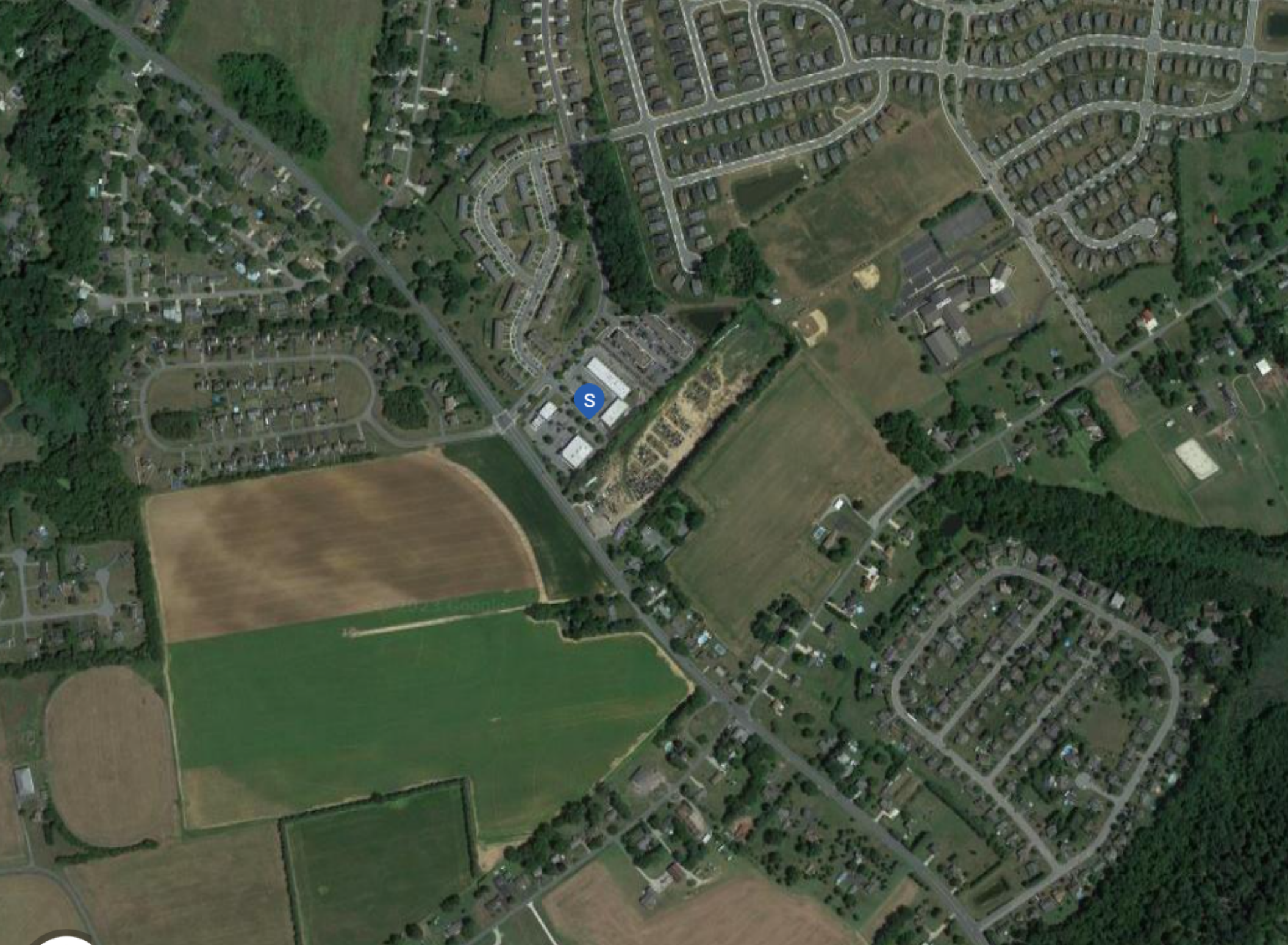
1.00 MILE	3.00 MILE	5.00 MILE
\$100,321	\$99,161	\$89,347



NUMBER OF HOUSEHOLDS

1.00 MILE	3.00 MILE	5.00 MILE
1,600	7,863	20,944







POPULATION	1 MILE	3 MILE	5 MILE
2000 Population	1,801	15,213	37,577
2010 Population	2,937	19,912	48,604
2023 Population	4,257	21,759	56,020
2028 Population	4,509	22,136	57,216
2023 African American	934	4,918	14,773
2023 American Indian	32	138	353
2023 Asian	195	933	1,996
2023 Hispanic	346	2,190	5,468
2023 Other Race	122	729	2,039
2023 White	2,563	12,729	31,151
2023 Multiracial	402	2,270	5,648
2023-2028: Population: Growth Rate	5.80 %	1.70 %	2.10 %

2023 HOUSEHOLD INCOME	1 MILE	3 MILE	5 MILE
less than \$15,000	73	404	1,568
\$15,000-\$24,999	78	460	1,597
\$25,000-\$34,999	73	558	1,479
\$35,000-\$49,999	165	940	2,835
\$50,000-\$74,999	406	1,314	3,770
\$75,000-\$99,999	251	1,361	3,368
\$100,000-\$149,999	280	1,554	3,623
\$150,000-\$199,999	178	796	1,698
\$200,000 or greater	96	477	1,006
Median HH Income	\$75,361	\$78,544	\$68,192
Average HH Income	\$100,321	\$99,161	\$89,347

HOUSEHOLDS	1 MILE	3 MILE	5 MILE
2000 Total Housing	658	5,588	14,824
2010 Total Households	1,042	6,886	17,766
2023 Total Households	1,600	7,863	20,944
2028 Total Households	1,722	8,116	21,667
2023 Average Household Size	2.66	2.75	2.66
2000 Owner Occupied Housing	415	3,098	9,168
2000 Renter Occupied Housing	203	1,960	4,470
2023 Owner Occupied Housing	985	4,949	13,812
2023 Renter Occupied Housing	615	2,914	7,132
2023 Vacant Housing	42	524	1,433
2023 Total Housing	1,642	8,387	22,377
2028 Owner Occupied Housing	1,095	5,205	14,536
2028 Renter Occupied Housing	627	2,911	7,131
2028 Vacant Housing	27	576	1,490
2028 Total Housing	1,749	8,692	23,157
2023-2028: Households: Growth Rate	7.40 %	3.20 %	3.40 %

Source: esri

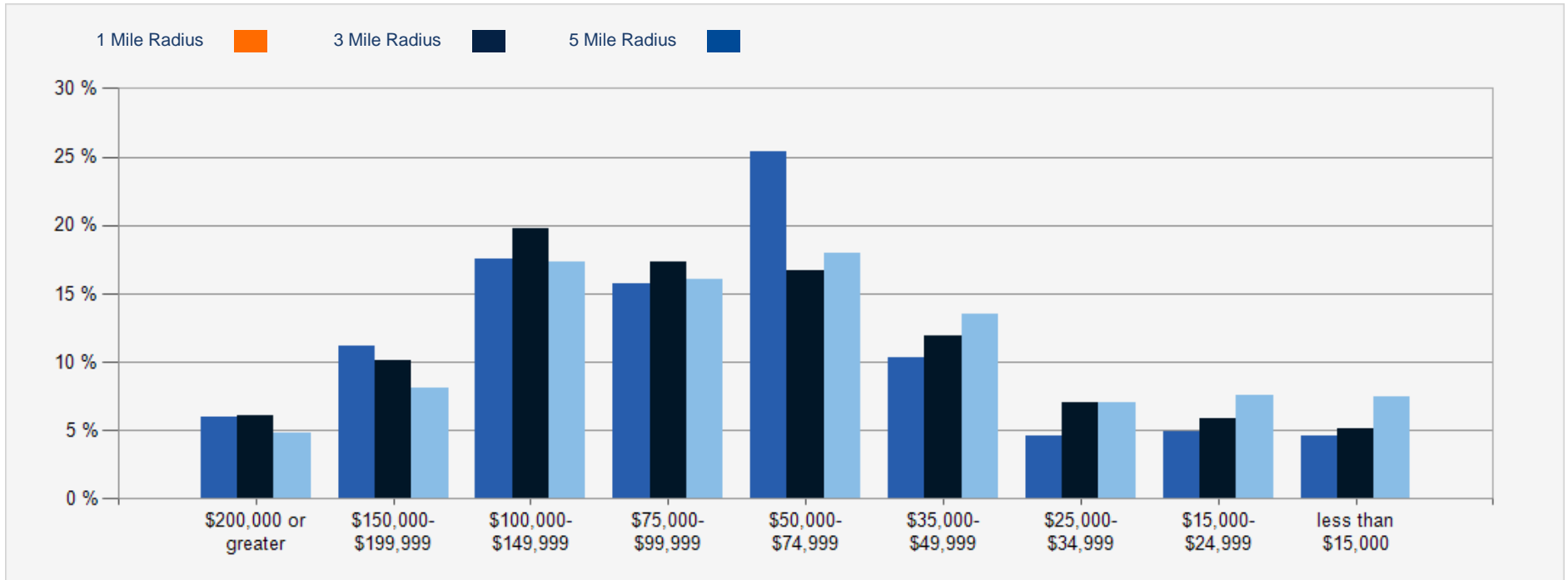
2023 POPULATION BY AGE	1 MILE	3 MILE	5 MILE
2023 Population Age 30-34	384	1,705	4,206
2023 Population Age 35-39	310	1,421	3,560
2023 Population Age 40-44	281	1,306	3,370
2023 Population Age 45-49	254	1,182	2,994
2023 Population Age 50-54	257	1,246	3,407
2023 Population Age 55-59	263	1,236	3,459
2023 Population Age 60-64	214	1,154	3,412
2023 Population Age 65-69	179	984	2,837
2023 Population Age 70-74	171	926	2,707
2023 Population Age 75-79	112	616	1,970
2023 Population Age 80-84	59	306	1,179
2023 Population Age 85+	39	212	881
2023 Population Age 18+	3,162	16,176	42,902
2023 Median Age	35	34	38

2023 INCOME BY AGE	1 MILE	3 MILE	5 MILE
Median Household Income 25-34	\$65,920	\$68,219	\$64,927
Average Household Income 25-34	\$91,117	\$88,890	\$84,472
Median Household Income 35-44	\$90,999	\$96,784	\$86,820
Average Household Income 35-44	\$117,934	\$118,776	\$108,289
Median Household Income 45-54	\$96,958	\$102,360	\$89,704
Average Household Income 45-54	\$116,950	\$121,861	\$110,360
Median Household Income 55-64	\$87,609	\$90,348	\$76,594
Average Household Income 55-64	\$109,977	\$110,174	\$95,543
Median Household Income 65-74	\$67,164	\$71,043	\$58,340
Average Household Income 65-74	\$87,985	\$90,091	\$78,739
Average Household Income 75+	\$68,671	\$68,665	\$61,501

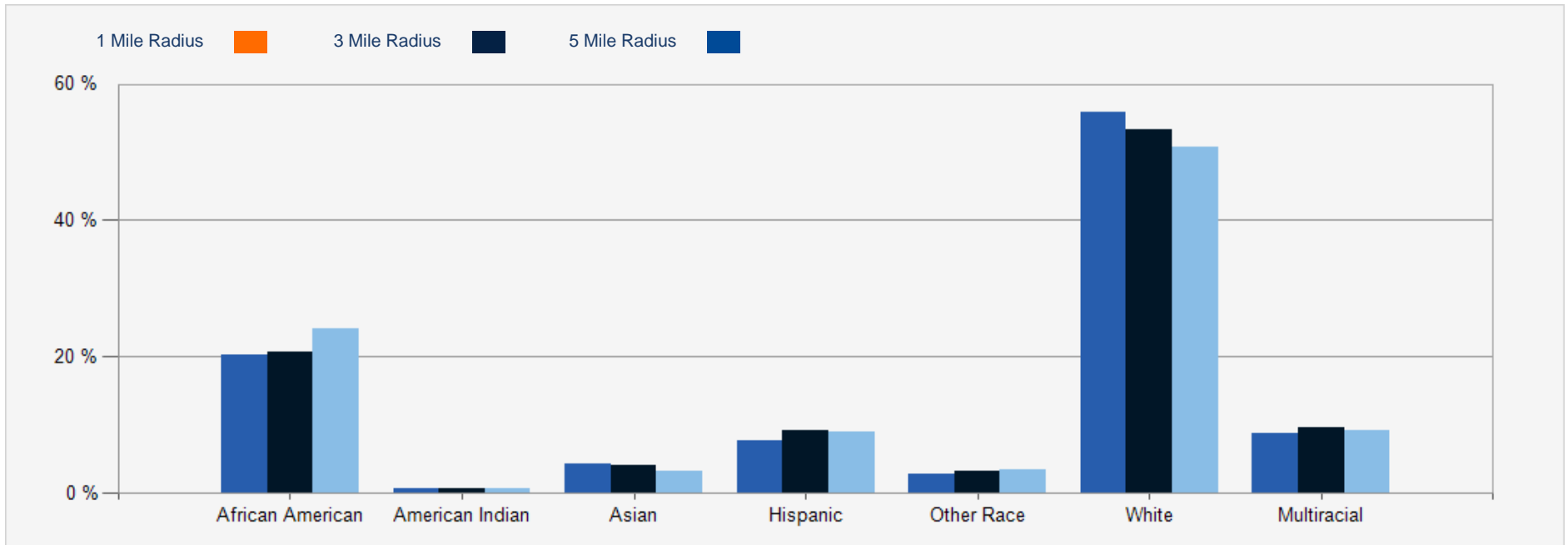
2028 POPULATION BY AGE	1 MILE	3 MILE	5 MILE
2028 Population Age 30-34	340	1,622	4,006
2028 Population Age 35-39	436	1,833	4,456
2028 Population Age 40-44	317	1,371	3,596
2028 Population Age 45-49	273	1,235	3,330
2028 Population Age 50-54	238	1,089	2,957
2028 Population Age 55-59	226	1,119	3,250
2028 Population Age 60-64	242	1,152	3,314
2028 Population Age 65-69	197	1,062	3,175
2028 Population Age 70-74	161	896	2,640
2028 Population Age 75-79	136	747	2,313
2028 Population Age 80-84	85	427	1,471
2028 Population Age 85+	55	282	1,139
2028 Population Age 18+	3,326	16,443	43,903
2028 Median Age	36	35	38

2028 INCOME BY AGE	1 MILE	3 MILE	5 MILE
Median Household Income 25-34	\$71,610	\$76,170	\$71,146
Average Household Income 25-34	\$102,597	\$100,352	\$94,636
Median Household Income 35-44	\$104,411	\$105,897	\$95,683
Average Household Income 35-44	\$135,913	\$135,185	\$122,437
Median Household Income 45-54	\$110,690	\$111,396	\$99,043
Average Household Income 45-54	\$135,728	\$138,019	\$123,738
Median Household Income 55-64	\$101,401	\$101,065	\$83,227
Average Household Income 55-64	\$126,303	\$125,350	\$108,670
Median Household Income 65-74	\$74,630	\$78,438	\$64,760
Average Household Income 65-74	\$100,518	\$103,408	\$89,959
Average Household Income 75+	\$75,723	\$77,572	\$70,408

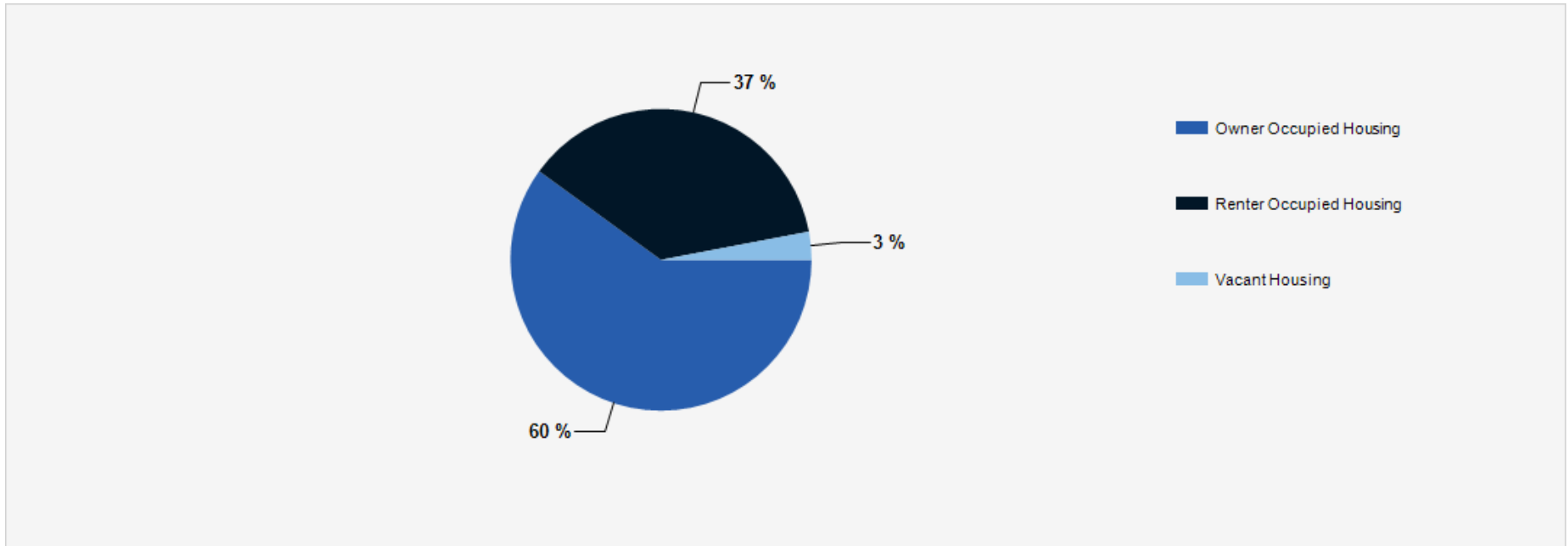
2023 Household Income



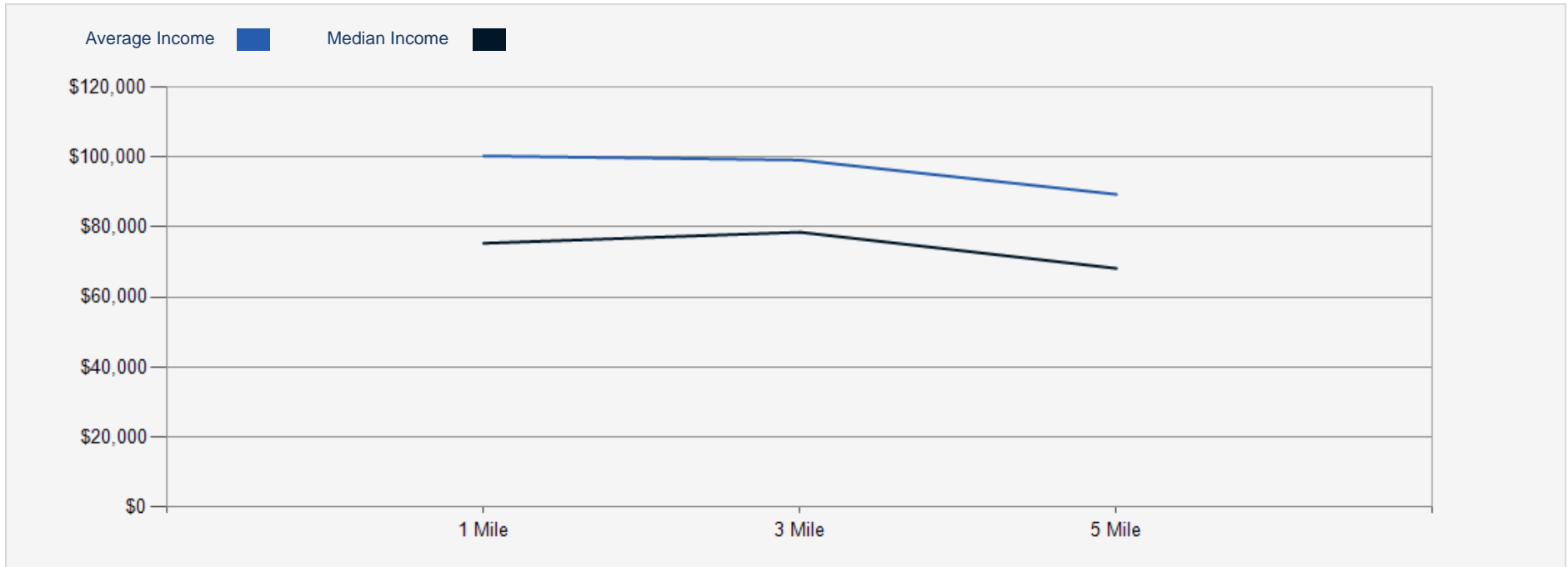
2023 Population by Race



2023 Household Occupancy - 1 Mile Radius



2023 Household Income Average and Median



Linkside Shopping Center

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