

Weichert

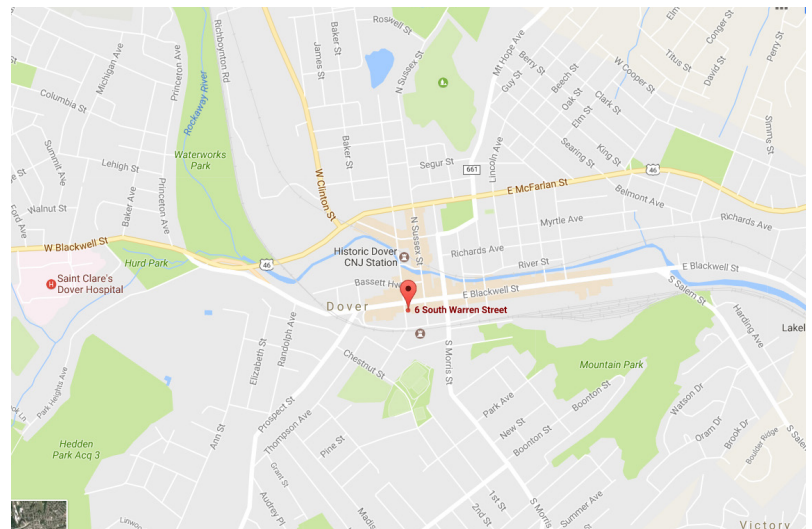
Commercial Brokerage, Inc.

RETAIL SPACE FOR LEASE



6 SOUTH WARREN STREET DOVER, NJ 07801

- 1,150 SF Retail Space-
Part of 16 Blackwell Street
- Street Parking
- Sign on Building
- Retail Zone
- Taxes: Included
- **Lease Rate: \$3,500/month**



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Exclusive Broker

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ADDITIONAL PHOTOS



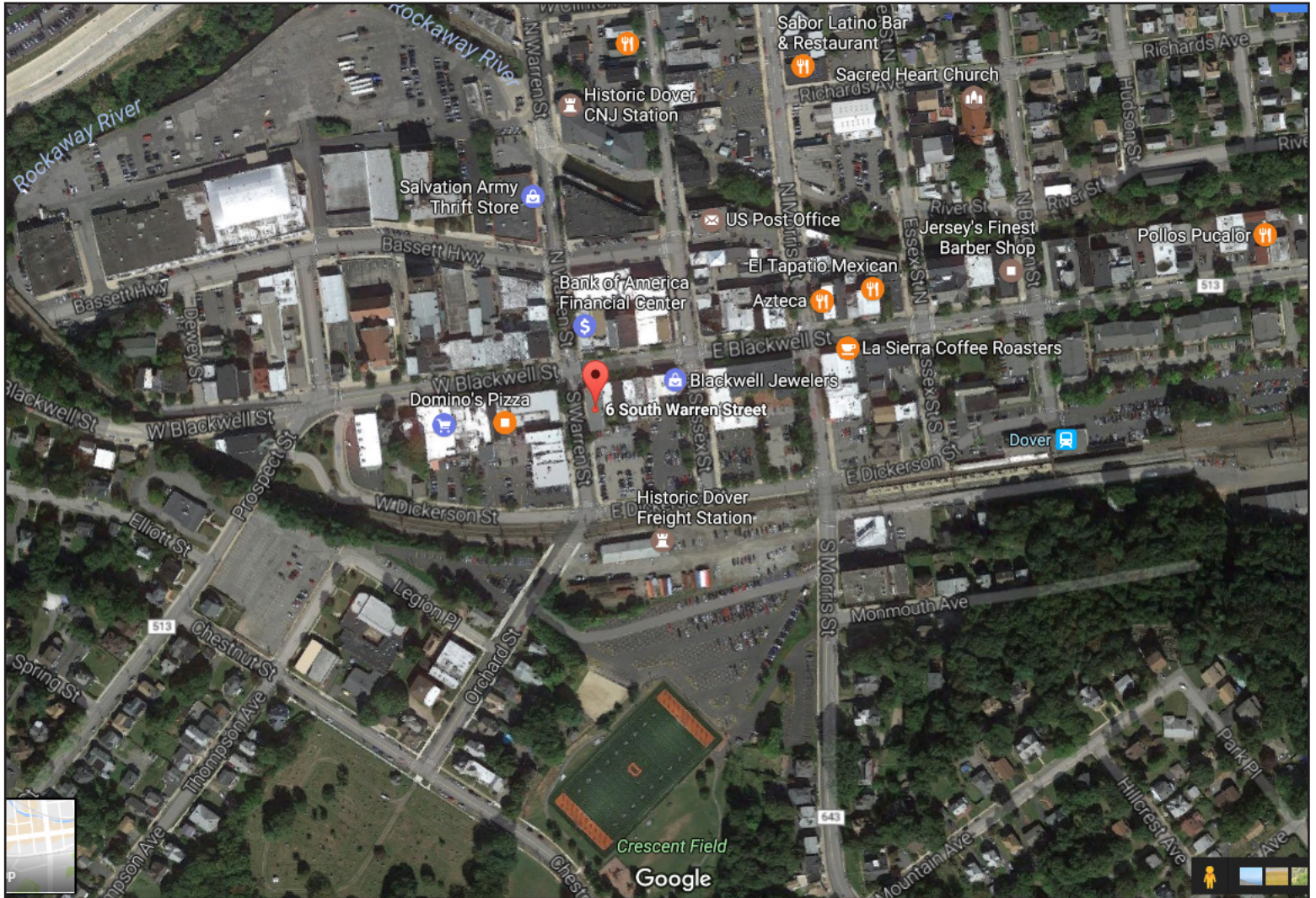
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LOCATION MAP



DEMOGRAPHICS

	1 mile	3 miles	5 miles
Population			
2000 Population	20,756	59,865	115,830
2010 Population	20,724	62,401	120,609
2016 Population	20,709	63,317	122,484
2021 Population	20,815	64,128	124,065
2000-2010 Annual Rate	-0.02%	0.42%	0.41%
2010-2016 Annual Rate	-0.01%	0.23%	0.25%
2016-2021 Annual Rate	0.10%	0.25%	0.26%
2016 Male Population	52.0%	49.8%	49.3%
2016 Female Population	48.0%	50.2%	50.7%
2016 Median Age	36.5	39.7	41.5

In the identified area, the current year population is 122,484. In 2010, the Census count in the area was 120,609. The rate of change since 2010 was 0.25% annually. The five-year projection for the population in the area is 124,065 representing a change of 0.26% annually from 2016 to 2021. Currently, the population is 49.3% male and 50.7% female.

2010 Residential Population:	120,609	2016 Total Sales (\$000)	\$20,704,765
2016 Residential Population:	122,484	2016 Total Employees	77,975
2021 Residential Population:	124,065	Employee/Residential Population Ratio:	0.64:1
Annual Population Growth 2016 - 2021	0.26%	Total Number of Businesses:	6,608

Households by Income	2016		2021	
	Number	Percent	Number	Percent
Household	6,462	100%	6,483	100%
<\$15,000	482	7.5%	533	8.2%
\$15,000-\$24,999	446	6.9%	461	7.1%
\$25,000-\$34,999	577	8.9%	523	8.1%
\$35,000-\$49,999	1,086	16.8%	1,220	18.8%
\$50,000-\$74,999	1,315	20.3%	823	12.7%
\$75,000-\$99,999	900	13.9%	1,001	15.4%
\$100,000-\$149,999	1,074	16.6%	1,230	19.0%
\$150,000-\$199,999	364	5.6%	444	6.8%
\$200,000+	218	3.4%	249	3.8%
Median Household Income	\$59,654		\$63,352	
Average Household Income	\$75,644		\$81,080	
Per Capita Income	\$24,177		\$25,831	

Data Note: Income is expressed in current dollars

Source: U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2016 and 2021. Esri converted Census 2000 data into 2010 geography.