

FOR LEASE

38148 BI State Blvd | Delmar, DE

FOR LEASE



THE SPACE

Location

38148 BI State Blvd
Delmar, DE 19940

HIGHLIGHTS

- ⇒ 15,012 +/-SF
- ⇒ 2- warehouses
- ⇒ retail and break and bathroom TBD
- ⇒ Eastside of building has 10' x 8' door
- ⇒ westside 10'x8' door
- ⇒ northside (2) 7' doors and 22' ceilings
- ⇒ north warehouse and 22' Ceiling
- ⇒ south warehouse has 12' ceilings

POPULATION

1.00 MILE	3.00 MILE	5.00 MILE
3,812	11,293	23,027

AVERAGE HOUSEHOLD INCOME

1.00 MILE	3.00 MILE	5.00 MILE
\$80,460	\$92,767	\$94,333

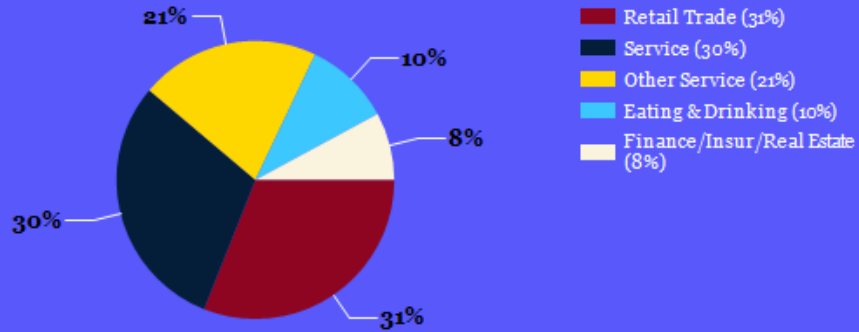
NUMBER OF HOUSEHOLDS

1.00 MILE	3.00 MILE	5.00 MILE
1,483	4,385	9,174

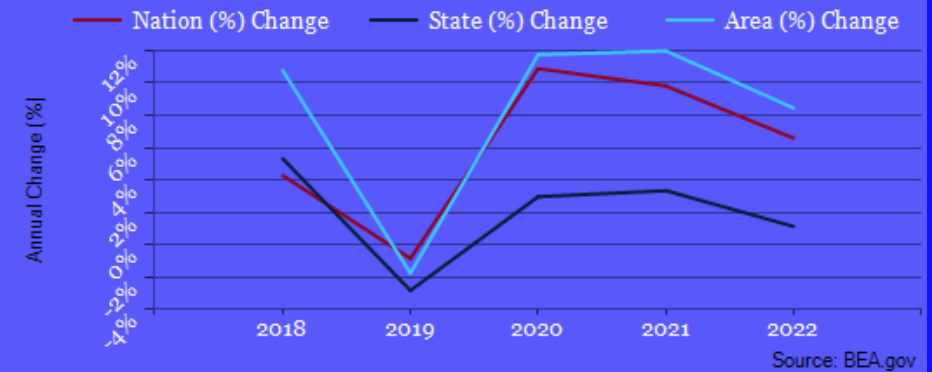


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Major Industries by Employee Count



Sussex County GDP Trend

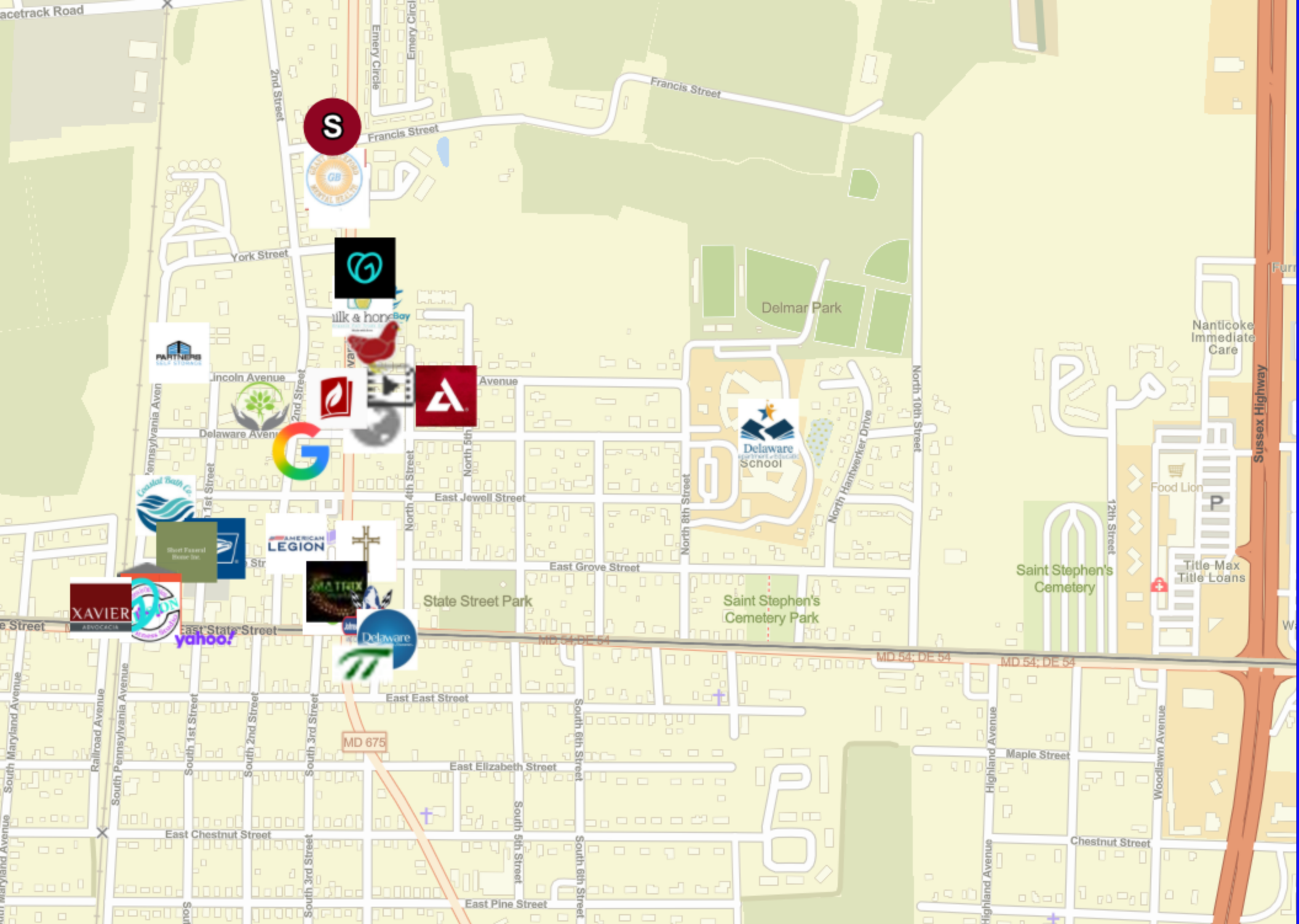


Largest Employers

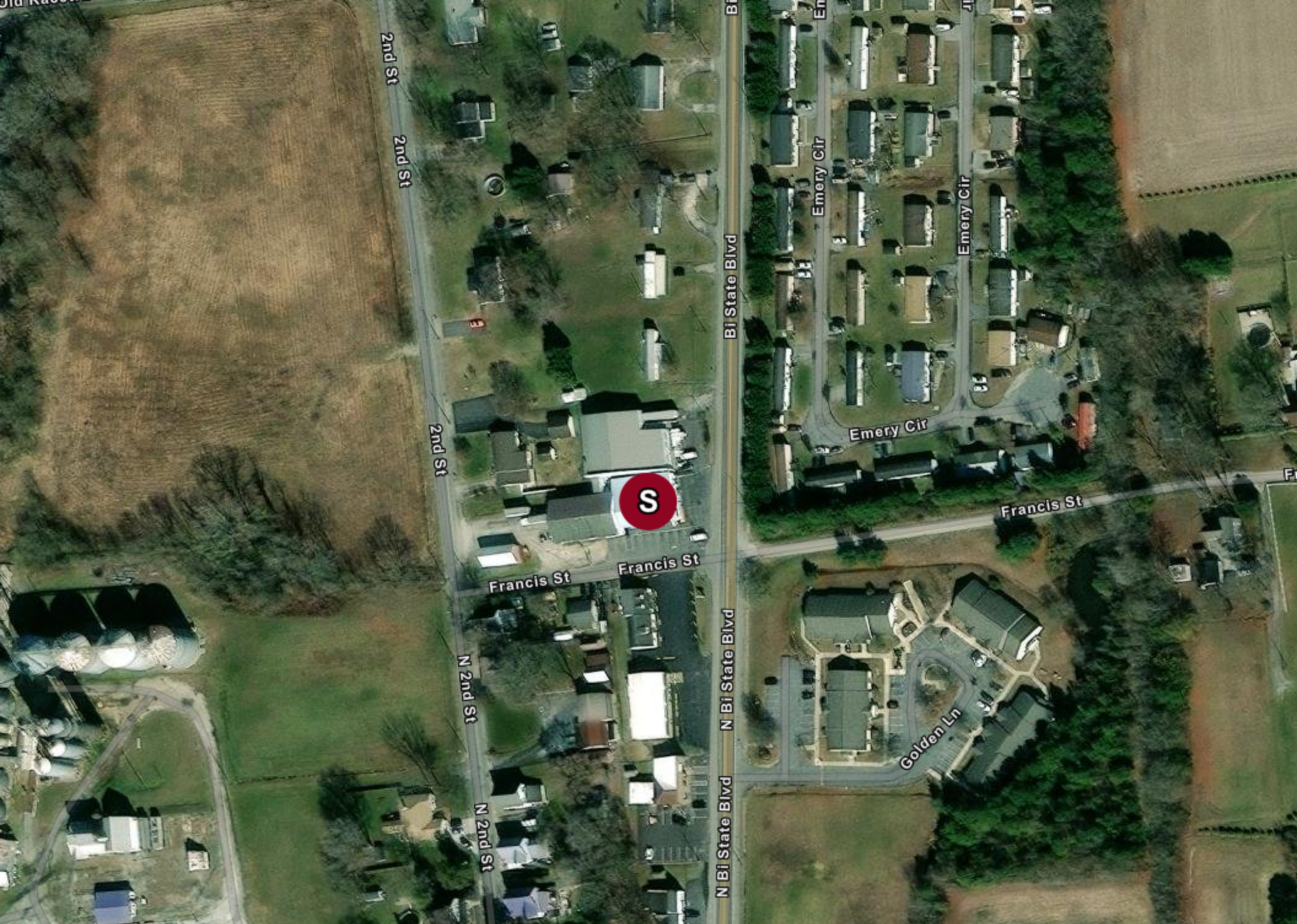
Sussex County Government	Approximately 1,000 employees
Delmarva Power	Approximately 800 employees
Perdue Farms	Approximately 700 employees
Walmart Supercenter	Approximately 500 employees
Delmarva Community Services	Approximately 400 employees
Delmarva Health Pavilion	Approximately 300 employees
Delmarva Printing Company	Approximately 200 employees
Delmarva Broadcasting Company	Approximately 150 employees



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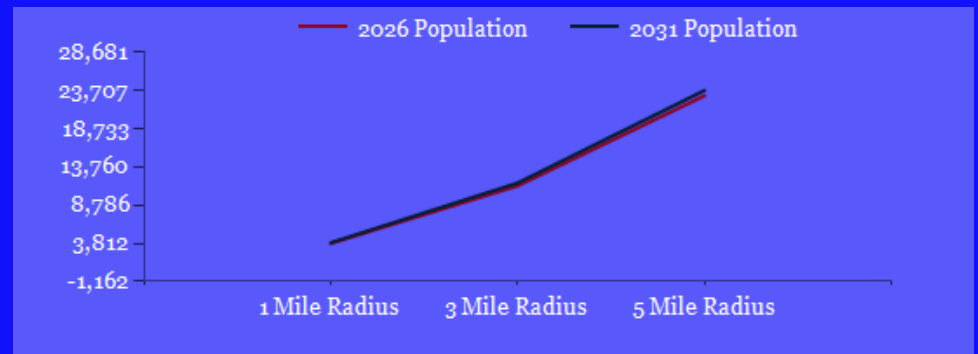
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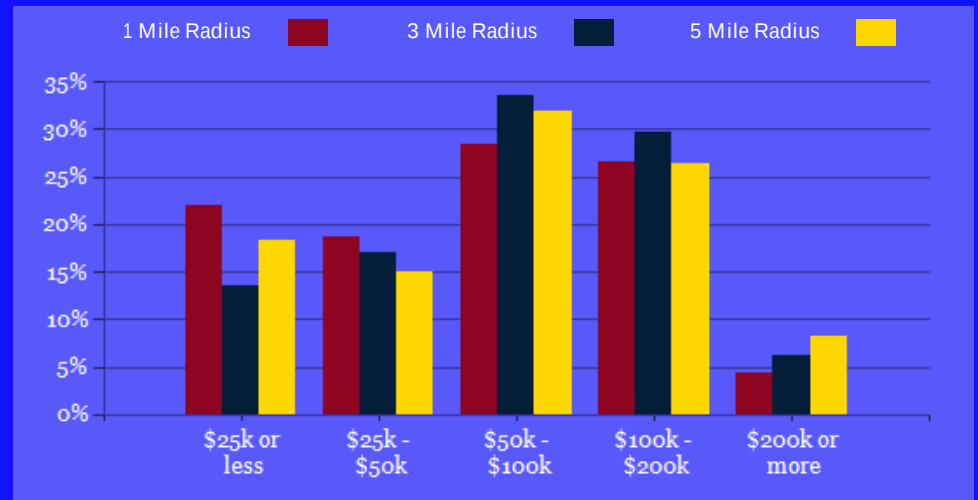


POPULATION	1 MILE	3 MILE	5 MILE
2000 Population	3,291	7,779	15,421
2010 Population	3,558	9,914	19,785
2026 Population	3,812	11,293	23,027
2031 Population	3,904	11,668	23,707
2026 African American	799	2,095	5,448
2026 American Indian	13	40	123
2026 Asian	66	390	813
2026 Hispanic	234	713	1,911
2026 Other Race	129	350	1,054
2026 White	2,426	7,478	13,800
2026 Multiracial	376	933	1,779
2026-2031: Population: Growth Rate	2.40%	3.30%	2.90%

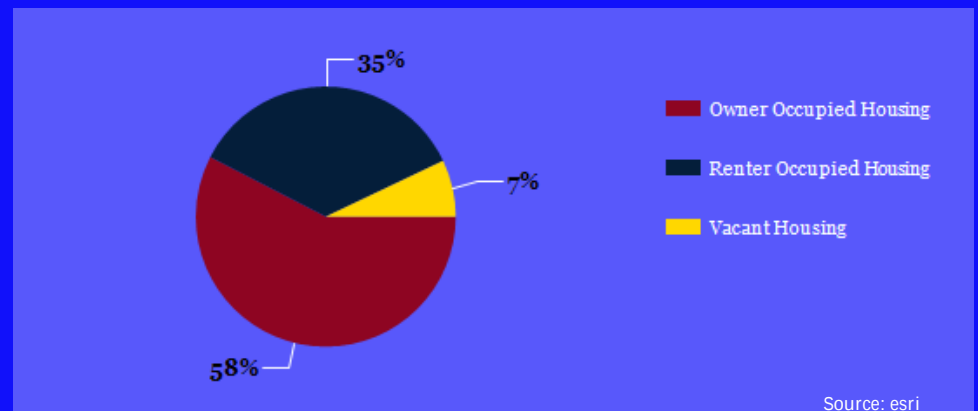
2026 HOUSEHOLD INCOME	1 MILE	3 MILE	5 MILE
less than \$15,000	224	374	889
\$15,000-\$24,999	102	220	788
\$25,000-\$34,999	133	447	704
\$35,000-\$49,999	144	298	678
\$50,000-\$74,999	217	823	1,599
\$75,000-\$99,999	205	649	1,335
\$100,000-\$149,999	237	826	1,588
\$150,000-\$199,999	156	478	840
\$200,000 or greater	65	270	753
Median HH Income	\$63,626	\$75,868	\$73,845
Average HH Income	\$80,460	\$92,767	\$94,333



2026 Household Income



2026 Own vs. Rent - 1 Mile Radius



Source: esri

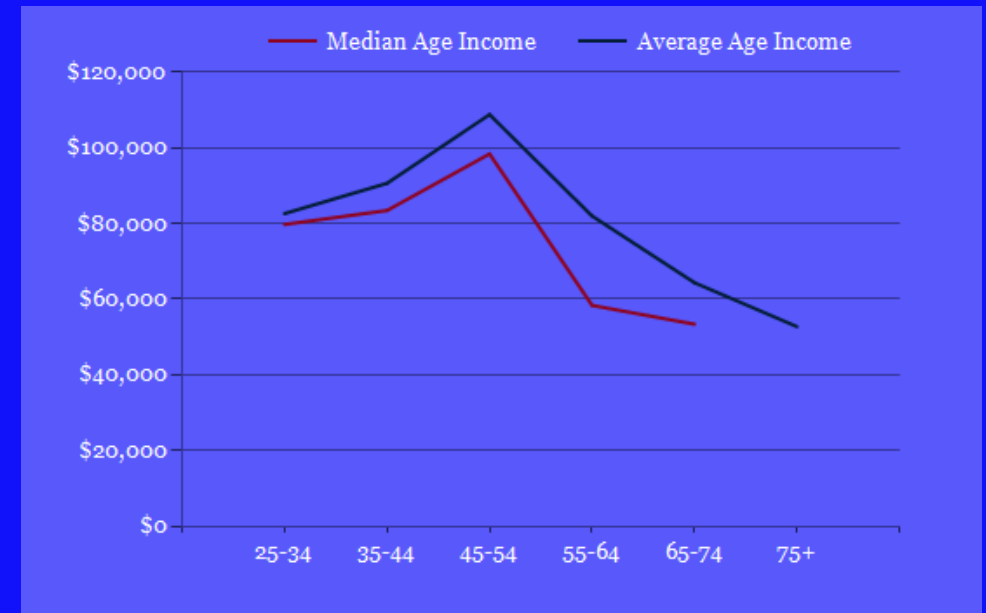
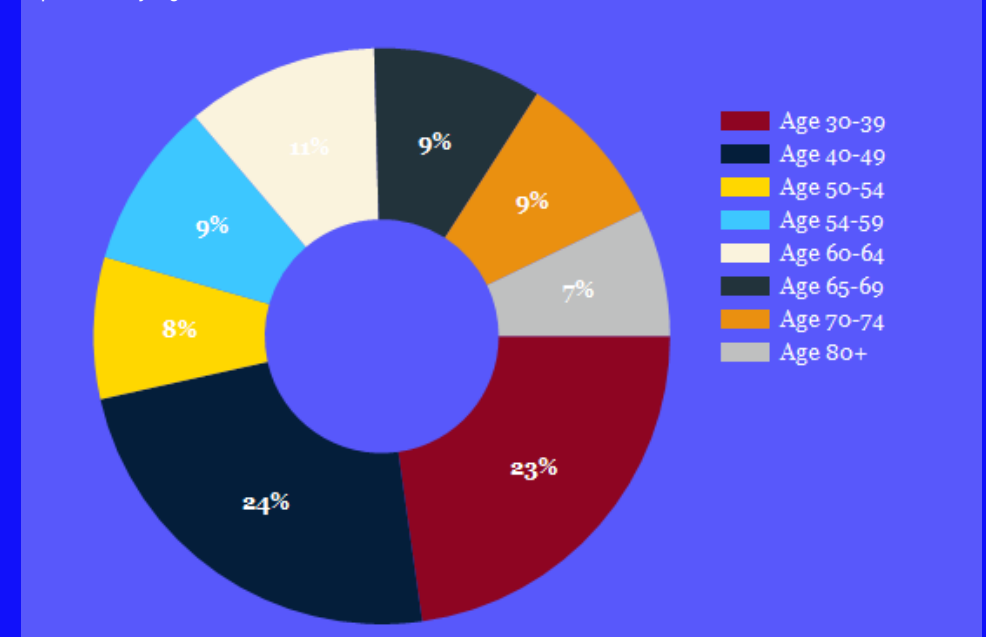


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2026 POPULATION BY AGE	1 MILE	3 MILE	5 MILE
2026 Population Age 30-34	233	770	1,619
2026 Population Age 35-39	261	767	1,553
2026 Population Age 40-44	262	756	1,490
2026 Population Age 45-49	253	726	1,386
2026 Population Age 50-54	173	645	1,341
2026 Population Age 55-59	203	633	1,321
2026 Population Age 60-64	234	689	1,376
2026 Population Age 65-69	206	643	1,367
2026 Population Age 70-74	190	574	1,178
2026 Population Age 75-79	156	470	1,002
2026 Population Age 80-84	87	290	593
2026 Population Age 85+	61	185	391
2026 Population Age 18+	2,914	8,843	18,221
2026 Median Age	39	40	40
2031 Median Age	40	41	41

2026 INCOME BY AGE	1 MILE	3 MILE	5 MILE
Median Household Income 25-34	\$79,754	\$91,534	\$82,748
Average Household Income 25-34	\$82,627	\$101,364	\$92,039
Median Household Income 35-44	\$83,443	\$96,090	\$83,994
Average Household Income 35-44	\$90,624	\$111,481	\$102,153
Median Household Income 45-54	\$98,403	\$93,753	\$92,672
Average Household Income 45-54	\$108,798	\$111,127	\$114,394
Median Household Income 55-64	\$58,363	\$72,436	\$75,857
Average Household Income 55-64	\$81,993	\$93,153	\$99,185
Median Household Income 65-74	\$53,383	\$62,202	\$64,963
Average Household Income 65-74	\$64,350	\$78,894	\$97,455
Average Household Income 75+	\$52,734	\$62,929	\$69,591

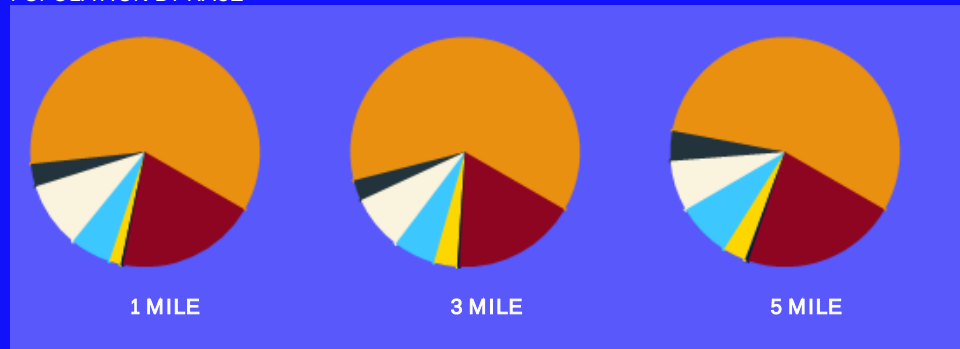
Population By Age



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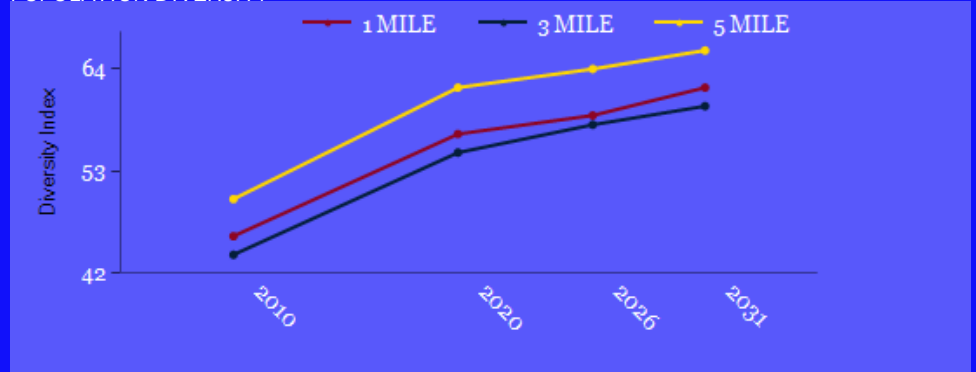
DIVERSITY INDEX	1 MILE	3 MILE	5 MILE
Diversity Index (+5 years)	62	60	66
Diversity Index (current year)	59	58	64
Diversity Index (2020)	57	55	62
Diversity Index (2010)	47	44	51

POPULATION BY RACE



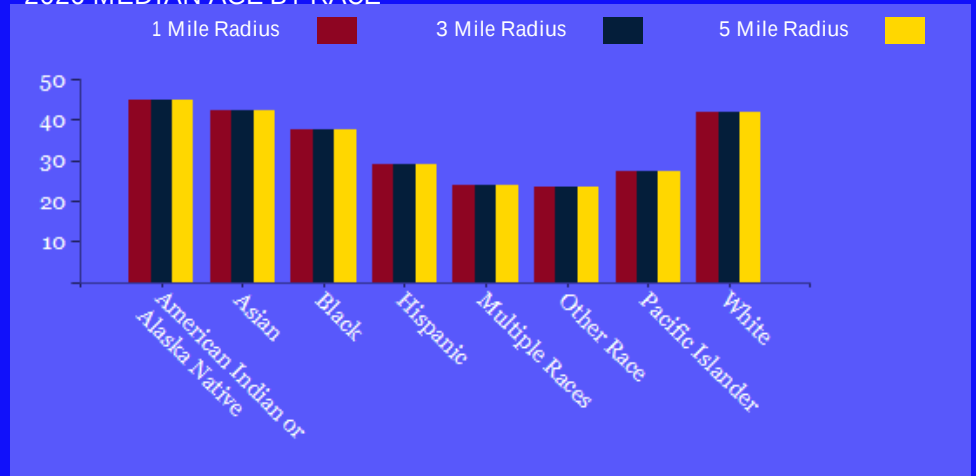
2026 POPULATION BY RACE	1 MILE	3 MILE	5 MILE
African American	20%	17%	22%
American Indian	0%	0%	0%
Asian	2%	3%	3%
Hispanic	6%	6%	8%
Multiracial	9%	8%	7%
Other Race	3%	3%	4%
White	60%	62%	55%

POPULATION DIVERSITY



2026 MEDIAN AGE BY RACE	1 MILE	3 MILE	5 MILE
Median American Indian/Alaska Native Age	45	46	36
Median Asian Age	43	43	39
Median Black Age	38	37	39
Median Hispanic Age	29	28	28
Median Multiple Races Age	24	25	25
Median Other Race Age	23	25	27
Median Pacific Islander Age	28	34	35
Median White Age	42	43	44

2026 MEDIAN AGE BY RACE



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Exclusively Marketed by:

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