

62 Rockford Road, Wilmington, DE

FOR LEASE



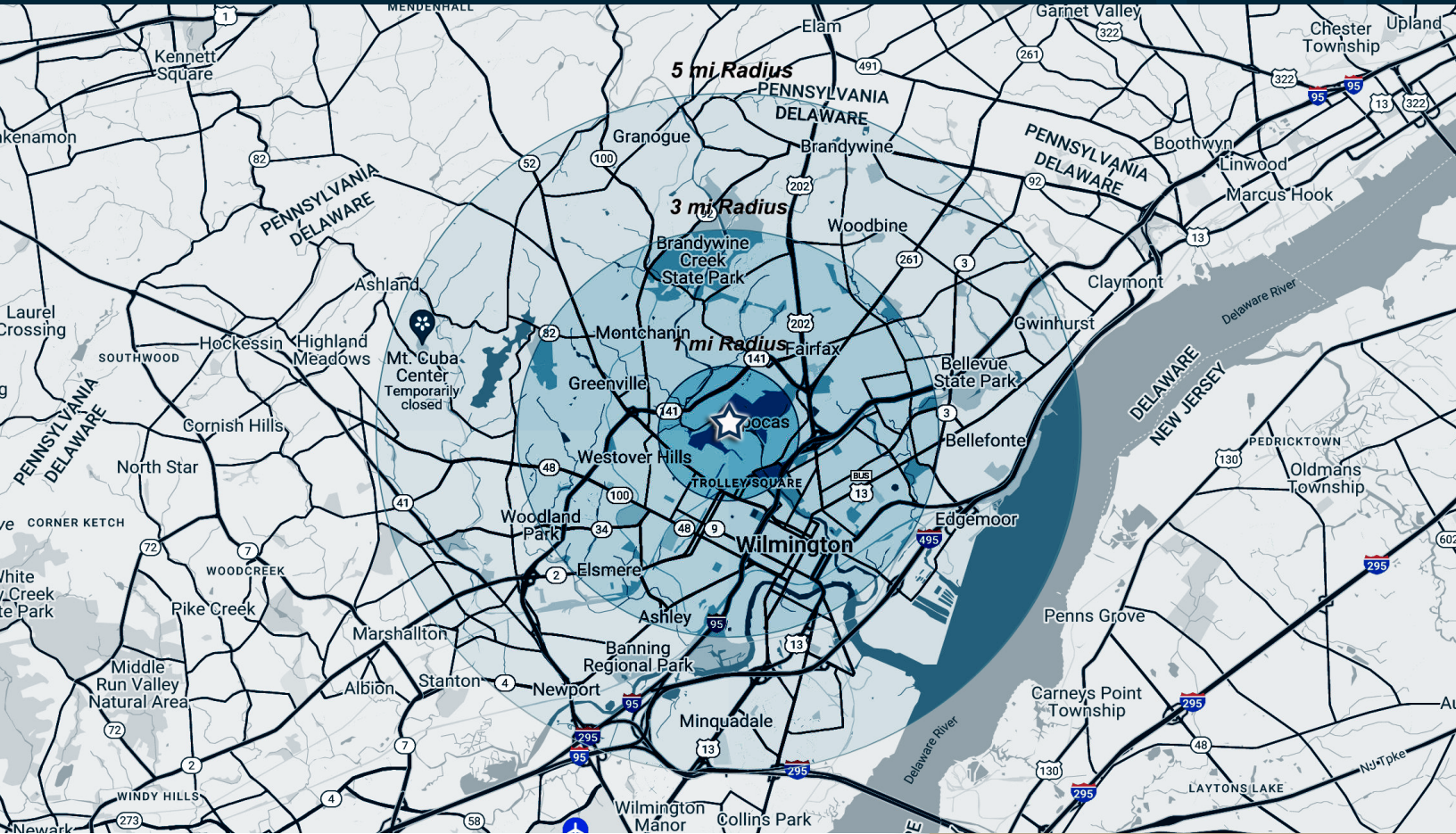
OFFICE BUILDING - ±32,510 SF


TSIONAS
Tsiomasinc.com

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LOCATION

62 Rockford Road
Wilmington, DE 19806
New Castle County

GLA

32,510 SF

PROPERTY HIGHLIGHTS

- Nestled in an appealing setting
- Walking distance from Rockford Park
- Noiseless - surrounded by residential
- High occupancy (fitness center)

Join...

ROEBERG MOORE & FRIEDMAN P.A.



LOVETT ADVISORS LLC



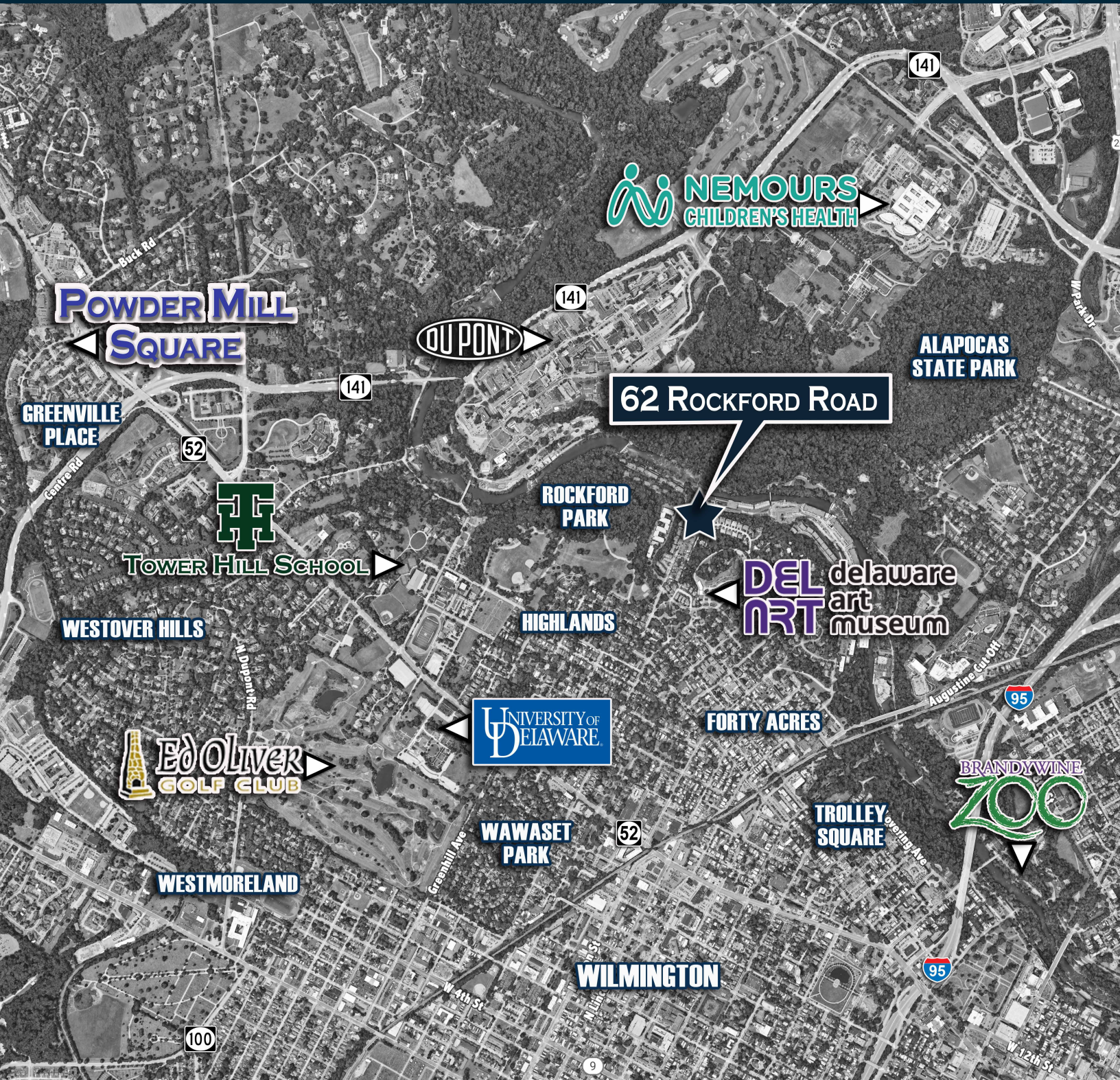
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DEMOGRAPHICS

	1 MILE	3 MILES	5 MILES
Population			
2023 Estimated Population	7,991	109,958	185,764
2028 Projected Population	7,914	109,902	185,211
2020 Census Population	7,790	109,297	185,228
2010 Census Population	7,547	107,724	182,771
Projected Annual Growth 2023 to 2028	-0.2%	-	-
Historical Annual Growth 2010 to 2023	0.5%	0.2%	0.1%
2023 Median Age	47.4	39.1	41.2
Households			
2023 Estimated Households	4,636	47,331	77,889
2028 Projected Households	4,676	48,121	78,990
2020 Census Households	4,488	46,419	76,700
2010 Census Households	4,155	43,862	73,113
Projected Annual Growth 2023 to 2028	0.2%	0.3%	0.3%
Historical Annual Growth 2010 to 2023	0.9%	0.6%	0.5%
Race and Ethnicity			
2023 Estimated White	82.9%	44.1%	53.0%
2023 Estimated Black or African American	10.1%	42.0%	32.6%
2023 Estimated Asian or Pacific Islander	2.5%	2.3%	3.3%
2023 Estimated American Indian or Native Alaskan	-	0.3%	0.3%
2023 Estimated Other Races	4.5%	11.2%	10.8%
2023 Estimated Hispanic	4.1%	13.2%	12.2%
Income			
2023 Estimated Average Household Income	\$172,710	\$112,204	\$117,562
2023 Estimated Median Household Income	\$109,174	\$75,864	\$82,820
2023 Estimated Per Capita Income	\$100,311	\$48,664	\$49,591
Education (Age 25+)			
2023 Estimated Elementary (Grade Level 0 to 8)	0.5%	3.1%	2.7%
2023 Estimated Some High School (Grade Level 9 to 11)	1.7%	5.9%	5.7%
2023 Estimated High School Graduate	11.0%	30.7%	29.6%
2023 Estimated Some College	9.2%	14.9%	16.1%
2023 Estimated Associates Degree Only	4.1%	7.2%	7.2%
2023 Estimated Bachelors Degree Only	36.3%	21.3%	22.0%
2023 Estimated Graduate Degree	37.3%	17.0%	16.7%
Business			
2023 Estimated Total Businesses	694	7,646	12,083
2023 Estimated Total Employees	6,263	103,643	167,152
2023 Estimated Employee Population per Business	9.0	13.6	13.8
2023 Estimated Residential Population per Business	11.5	14.4	15.4

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