

DEMOGRAPHICS REPORT

Seaford Village Seaford, Delaware

PREPARED BY:



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Demographic Summary Report

Seaford Village

22940-23010 Sussex Hwy, Seaford, DE 19973

Building Type: **Retail** Total Available: **17,845 SF**
 Secondary: - % Leased: **91.04%**
 GLA: **199,137 SF** Rent/SF/Yr: **\$15.00**
 Year Built: **1985**



Prepared for: **Demographics Report**

Radius	1 Mile	3 Mile	5 Mile
Population			
2015 Projection	2,399	17,176	27,346
2010 Estimate	2,355	16,777	26,491
2000 Census	2,179	15,235	23,369
Growth 2010 - 2015	1.90%	2.40%	3.20%
Growth 2000 - 2010	8.10%	10.10%	13.40%
2010 Population by Hispanic Origin	194	1,177	1,787
2010 Population By Race	2,355	16,777	26,491
White	1,363 57.88%	11,336 67.57%	18,131 68.44%
Black or African American	784 33.29%	4,181 24.92%	6,497 24.53%
American Indian and Alaska Native	11 0.47%	57 0.34%	77 0.29%
Asian	43 1.83%	259 1.54%	347 1.31%
Native Hawaiian and Pacific Islander	5 0.21%	34 0.20%	40 0.15%
Other Race	93 3.95%	497 2.96%	760 2.87%
Two or More Races	55 2.34%	414 2.47%	639 2.41%
Households			
2015 Projection	930	6,545	10,223
2010 Estimate	911	6,407	9,931
2000 Census	837	5,832	8,783
Growth 2010 - 2015	2.20%	2.10%	2.90%
Growth 2000 - 2010	8.80%	9.90%	13.10%
Owner Occupied	509 55.87%	4,556 71.11%	7,328 73.79%
Renter Occupied	402 44.13%	1,851 28.89%	2,603 26.21%
2010 Households by HH Income	910	6,408	9,931
Income Less Than \$15,000	274 30.11%	984 15.36%	1,469 14.79%
Income: \$15,000 - \$24,999	86 9.45%	639 9.97%	1,043 10.50%
Income: \$25,000 - \$34,999	129 14.18%	789 12.31%	1,142 11.50%
Income: \$35,000 - \$49,999	93 10.22%	903 14.09%	1,587 15.98%
Income: \$50,000 - \$74,999	139 15.27%	1,485 23.17%	2,236 22.52%
Income: \$75,000 - \$99,999	108 11.87%	863 13.47%	1,338 13.47%
Income: \$100,000 - \$149,999	62 6.81%	526 8.21%	777 7.82%
Income: \$150,000 - \$249,999	13 1.43%	169 2.64%	260 2.62%
Income: \$250,000 - \$499,999	5 0.55%	42 0.66%	68 0.68%
Income: \$500,000 or more	1 0.11%	8 0.12%	11 0.11%
2010 Avg Household Income	\$46,020	\$57,069	\$56,883
2010 Med Household Income	\$31,992	\$48,039	\$47,206
2010 Per Capita Income	\$17,775	\$22,072	\$21,651

Demographic Detail Report

Seaford Village

22940-23010 Sussex Hwy, Seaford, DE 19973

Building Type: **Retail**
 Secondary: -
 GLA: **199,137 SF**
 Year Built: **1985**

Total Available: **17,845 SF**
 % Leased: **91.04%**
 Rent/SF/Yr: **\$15.00**



Radius	1 Mile		3 Mile		5 Mile	
Population						
2015 Projection	2,399		17,176		27,346	
2010 Estimate	2,355		16,777		26,491	
2000 Census	2,179		15,235		23,369	
Growth 2010 - 2015	1.90%		2.40%		3.20%	
Growth 2000 - 2010	8.10%		10.10%		13.40%	
2010 Population by Age	2,355		16,777		26,491	
Age 0 - 4	190	8.07%	1,113	6.63%	1,828	6.90%
Age 5 - 9	170	7.22%	1,105	6.59%	1,818	6.86%
Age 10 - 14	165	7.01%	1,127	6.72%	1,836	6.93%
Age 15 - 17	100	4.25%	697	4.15%	1,131	4.27%
Age 18 - 20	101	4.29%	655	3.90%	1,068	4.03%
Age 21 - 24	136	5.77%	782	4.66%	1,233	4.65%
Age 25 - 34	271	11.51%	1,966	11.72%	3,163	11.94%
Age 35 - 44	243	10.32%	2,043	12.18%	3,339	12.60%
Age 45 - 49	139	5.90%	1,201	7.16%	1,971	7.44%
Age 50 - 54	151	6.41%	1,221	7.28%	1,958	7.39%
Age 55 - 59	132	5.61%	1,123	6.69%	1,759	6.64%
Age 60 - 64	105	4.46%	959	5.72%	1,495	5.64%
Age 65 - 74	156	6.62%	1,260	7.51%	1,908	7.20%
Age 75 - 84	161	6.84%	935	5.57%	1,279	4.83%
Age 85 and over	134	5.69%	589	3.51%	704	2.66%
Age 16 and over	1,795	76.22%	13,213	78.76%	20,650	77.95%
Age 18 and over	1,730	73.46%	12,734	75.90%	19,877	75.03%
Age 21 and over	1,629	69.17%	12,079	72.00%	18,809	71.00%
Age 65 and over	451	19.15%	2,783	16.59%	3,892	14.69%
Median Age	36.80		39.80		38.80	
Average Age	39.20		39.80		38.70	

Demographic Detail Report

Seaford Village						
22940-23010 Sussex Hwy, Seaford, DE 19973						
Radius	1 Mile		3 Mile		5 Mile	
2010 Population By Race	2,355		16,777		26,491	
White	1,363	57.88%	11,336	67.57%	18,131	68.44%
Black or African American	784	33.29%	4,181	24.92%	6,497	24.53%
American Indian and Alaska Native	11	0.47%	57	0.34%	77	0.29%
Asian	43	1.83%	259	1.54%	347	1.31%
Native Hawaiian and Pacific Islander	5	0.21%	34	0.20%	40	0.15%
Other Race	93	3.95%	497	2.96%	760	2.87%
Two or More Races	55	2.34%	414	2.47%	639	2.41%
2010 Population by Hispanic Origin	2,355		16,776		26,490	
Not Hispanic or Latino	2,160	91.72%	15,600	92.99%	24,703	93.25%
Hispanic or Latino:	194	8.24%	1,177	7.02%	1,787	6.75%
Mexican	104	4.42%	667	3.98%	1,035	3.91%
Puerto Rican	45	1.91%	242	1.44%	375	1.42%
Cuban	3	0.13%	18	0.11%	22	0.08%
Other Hispanic or Latino	43	1.83%	249	1.48%	355	1.34%
2010 Age 5+ Language at Home	2,165		15,663		24,663	
Speak Only English	1,999	92.33%	14,513	92.66%	22,922	92.94%
Speak Asian or Pacific Island	21	0.97%	67	0.43%	75	0.30%
Speak IndoEuropean	90	4.16%	620	3.96%	911	3.69%
Speak Spanish	55	2.54%	446	2.85%	725	2.94%
Speak Other Language	0	0.00%	17	0.11%	30	0.12%
2010 Median Age, Male	32.80		37.40		36.70	
2010 Average Age, Male	36.10		37.90		37.10	
Median Age, Female	39.80		41.80		40.60	
Average Age, Female	41.70		41.40		40.10	
2010 Population by Employment Status (Age 16+)	1,795		13,213		20,650	
In Armed Forces	0	0.00%	2	0.02%	10	0.05%
Civilian, Employed	825	45.96%	7,107	53.79%	11,423	55.32%
Civilian, Unemployed	100	5.57%	734	5.56%	1,175	5.69%
Not In Labor Force	870	48.47%	5,370	40.64%	8,042	38.94%
2010 Population by Occupation Classification (Age 16+)	824		7,107		11,423	
Blue Collar	225	27.31%	2,076	29.21%	3,452	30.22%
White Collar	426	51.70%	3,819	53.74%	6,004	52.56%
Service	173	21.00%	1,212	17.05%	1,967	17.22%

Demographic Detail Report

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22940-23010 Sussex Hwy, Seaford, DE 19973						
Radius	1 Mile		3 Mile		5 Mile	
2000 Population by Marital Status (Age 15+)	1,829		13,431		21,009	
Total, Never Married	535	29.25%	3,535	26.32%	5,721	27.23%
Married	836	45.71%	7,266	54.10%	11,413	54.32%
Widowed	266	14.54%	1,210	9.01%	1,613	7.68%
Divorced	192	10.50%	1,420	10.57%	2,262	10.77%
Males Divorced	53		460		693	
Females Divorced	108		717		1,123	
Males, Never Married	167		1,341		2,167	
Females Never Married	255		1,422		2,195	
2010 Population by Education	1,494		11,297		17,576	
Less Than 9Th Grade	149	9.97%	748	6.62%	1,171	6.66%
Some High School, No Diploma	245	16.40%	1,473	13.04%	2,345	13.34%
High School Graduate (Includes Equivalency)	496	33.20%	4,116	36.43%	6,838	38.91%
Some College, No Degree	290	19.41%	1,941	17.18%	2,788	15.86%
Associate Degree	112	7.50%	949	8.40%	1,406	8.00%
Bachelor Degree	132	8.84%	1,232	10.91%	1,804	10.26%
Advanced Degrees	70	4.69%	838	7.42%	1,224	6.96%
2010 Population by Occupation (Age 16+)	998		8,320		13,388	
Management, Business, & Financial	174	17.43%	1,675	20.13%	2,625	19.61%
Professional & Related Occupations	32	3.21%	301	3.62%	461	3.44%
Services	499	50.00%	3,883	46.67%	6,252	46.70%
Sales & Office	99	9.92%	767	9.22%	1,212	9.05%
Farming, Fishing, and Forestry	2	0.20%	46	0.55%	88	0.66%
Construction and Extraction, Maint	66	6.61%	391	4.70%	738	5.51%
Production & Transportation	126	12.63%	1,257	15.11%	2,012	15.03%
2010 Workers by Travel Time to Work (Age 16+)	826		7,109		11,433	
Less Than 15 Minutes	333	40.31%	2,970	41.78%	4,415	38.62%
15 to 29 Minutes	239	28.93%	1,966	27.66%	3,297	28.84%
30 to 44 Minutes	113	13.68%	1,079	15.18%	1,837	16.07%
45 to 59 Minutes	69	8.35%	567	7.98%	979	8.56%
60+ Minutes	72	8.72%	527	7.41%	905	7.92%

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Growth 2000 - 2010	8.80%	9.90%	13.10%
2000 Households by HH Size	837	5,833	8,783
1-Person Households	243 29.03%	1,478 25.34%	2,066 23.52%
2-Person Households	260 31.06%	1,962 33.64%	2,955 33.64%
3-Person Households	148 17.68%	1,044 17.90%	1,647 18.75%
4-Person Households	107 12.78%	775 13.29%	1,224 13.94%
5-Person Households	47 5.62%	362 6.21%	565 6.43%
6-Person Households	20 2.39%	137 2.35%	212 2.41%
7 or more Person Households	12 1.43%	75 1.29%	114 1.30%
2010 Average Household Size	2.37	2.53	2.61
2010 Households by HH Income	910	6,408	9,931
Income Less than \$15,000	274 30.11%	984 15.36%	1,469 14.79%
Income: \$15,000 - \$24,999	86 9.45%	639 9.97%	1,043 10.50%
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2010 Occupied Housing	911	6,407	9,931
Owner Occupied	509 55.87%	4,556 71.11%	7,328 73.79%
Renter Occupied	402 44.13%	1,851 28.89%	2,603 26.21%

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Radius	1 Mile		3 Mile		5 Mile	
2010 Housing Value - Owner Occupied	507		4,557		7,328	
Value Less than \$20,000	3	0.59%	166	3.64%	331	4.52%
Value \$20,000 - \$39,999	11	2.17%	218	4.78%	469	6.40%
Value \$40,000 - \$59,999	12	2.37%	161	3.53%	365	4.98%
Value \$60,000 - \$79,999	15	2.96%	110	2.41%	229	3.13%
Value \$80,000 - \$99,999	21	4.14%	138	3.03%	219	2.99%
Value \$100,000 - \$149,999	104	20.51%	689	15.12%	1,085	14.81%
Value \$150,000 - \$199,999	147	28.99%	1,202	26.38%	1,733	23.65%
Value \$200,000 - \$299,999	129	25.44%	1,133	24.86%	1,679	22.91%
Value \$300,000 - \$399,999	46	9.07%	484	10.62%	730	9.96%
Value \$400,000 - \$499,999	10	1.97%	117	2.57%	190	2.59%
Value \$500,000 - \$749,999	5	0.99%	84	1.84%	186	2.54%
Value \$750,000 - \$999,999	3	0.59%	35	0.77%	66	0.90%
Value \$1,000,000 or more	1	0.20%	20	0.44%	46	0.63%
2010 Med Housing Val-Owner Occupied	\$178,261		\$184,283		\$179,099	
2000 Housing Units by Units in Structure	902		6,271		9,495	
1 Unit Attached	25	2.77%	178	2.84%	202	2.13%
1 Unit Detached	512	56.76%	4,120	65.70%	6,037	63.58%
2 Units	48	5.32%	256	4.08%	279	2.94%
3 - 19 Units	230	25.50%	583	9.30%	737	7.76%
20 - 49 Units	0	0.00%	80	1.28%	105	1.11%
50 or more Units	39	4.32%	50	0.80%	50	0.53%
Mobile Home or Trailer	48	5.32%	1,004	16.01%	2,080	21.91%
Boat, RV, Van, Etc.	0	0.00%	0	0.00%	5	0.05%
2010 Housing Units by Yr Built	977		7,035		10,952	
Built 1999 to Present	131	13.41%	930	13.22%	1,719	15.70%
Built 1995 to 1998	120	12.28%	539	7.66%	942	8.60%
Built 1990 to 1994	73	7.47%	614	8.73%	1,043	9.52%
Built 1980 to 1989	138	14.12%	929	13.21%	1,662	15.18%
Built 1970 to 1979	154	15.76%	1,190	16.92%	1,815	16.57%
Built 1960 to 1969	97	9.93%	937	13.32%	1,292	11.80%
Built 1950 to 1959	76	7.78%	754	10.72%	957	8.74%
Built 1940 to 1949	95	9.72%	469	6.67%	586	5.35%
Built 1939 or Earlier	93	9.52%	673	9.57%	936	8.55%
2010 Median Year Built	1978		1976		1979	

Seaford Village
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 Year Built: **1985**

Total Available: **17,845 SF**
 % Leased: **91.04%**
 Rent/SF/Yr: **\$15.00**



Description	2000 Census		2010 Estimate		2015 Projection	
Population	23,369		26,491		27,346	
Age 0 - 4	1,610	6.89%	1,828	6.90%	1,820	6.66%
Age 5 - 9	1,792	7.67%	1,818	6.86%	1,862	6.81%
Age 10 - 14	1,913	8.19%	1,836	6.93%	1,925	7.04%
Age 15 - 17	1,059	4.53%	1,131	4.27%	1,086	3.97%
Age 18 - 20	921	3.94%	1,068	4.03%	1,052	3.85%
Age 21 - 24	992	4.24%	1,233	4.65%	1,249	4.57%
Age 25 - 34	2,848	12.19%	3,163	11.94%	3,358	12.28%
Age 35 - 44	3,585	15.34%	3,339	12.60%	3,227	11.80%
Age 45 - 49	1,649	7.06%	1,971	7.44%	1,794	6.56%
Age 50 - 54	1,477	6.32%	1,958	7.39%	1,932	7.07%
Age 55 - 59	1,149	4.92%	1,759	6.64%	1,958	7.16%
Age 60 - 64	934	4.00%	1,495	5.64%	1,710	6.25%
Age 65 - 74	1,675	7.17%	1,908	7.20%	2,400	8.78%
Age 75 - 84	1,286	5.50%	1,279	4.83%	1,261	4.61%
Age 85 and over	479	2.05%	704	2.66%	712	2.60%
Age 16 and over	17,695	75.72%	20,650	77.95%	20,653	75.52%
Age 18 and over	16,995	72.72%	19,877	75.03%	19,601	71.68%
Age 21 and over	16,075	68.79%	18,809	71.00%	21,385	78.20%
Age 65 and over	3,440	14.72%	3,892	14.69%	4,373	15.99%
Median Age	37		39		39	
Average Age	37		39		39	

Population By Race	23,369		26,491		27,346	
White	16,248	69.53%	18,131	68.44%	18,916	69.17%
Black or African American	5,987	25.62%	6,497	24.53%	6,340	23.18%
American Indian and Alaska Native	72	0.31%	77	0.29%	76	0.28%
Asian	248	1.06%	347	1.31%	387	1.42%
Native Hawaiian and Pacific Islander	19	0.08%	40	0.15%	42	0.15%
Other Race	369	1.58%	760	2.87%	874	3.20%
Two or More Races	427	1.83%	639	2.41%	711	2.60%

Seaford Village			
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Description	2000 Census	2010 Estimate	2015 Projection
Population by Race (Hispanic or Latino)	856	1,787	2,201
White	381 44.51%	818 45.78%	1,088 49.43%
Black or African American	57 6.66%	84 4.70%	93 4.23%
American Indian & Alaska Native	12 1.40%	26 1.45%	31 1.41%
Asian	1 0.12%	1 0.06%	1 0.05%
Native Hawaiian & Pacific Islander	2 0.23%	4 0.22%	4 0.18%
Other Race	344 40.19%	732 40.96%	846 38.44%
Two or More Races	59 6.89%	122 6.83%	138 6.27%
Household by Household Income	8,747	9,931	10,224
Income Less than \$15,000	1,809 20.68%	1,469 14.79%	1,284 12.56%
Income \$15,000 - \$24,999	1,250 14.29%	1,043 10.50%	891 8.71%
Income \$25,000 - \$34,999	1,283 14.67%	1,142 11.50%	976 9.55%
Income \$35,000 - \$49,999	1,593 18.21%	1,587 15.98%	1,333 13.04%
Income \$50,000 - \$74,999	1,568 17.93%	2,236 22.52%	2,409 23.56%
Income \$75,000 - \$99,999	643 7.35%	1,338 13.47%	1,343 13.14%
Income \$100,000 - \$149,999	422 4.82%	777 7.82%	1,420 13.89%
Income \$150,000 - \$249,999	76 0.87%	260 2.62%	449 4.39%
Income \$250,000 - \$499,999	103 1.18%	68 0.68%	115 1.12%
Average Household Income	\$44,569	\$56,883	\$66,380
Median Household Income	\$35,243	\$47,206	\$54,778
Per Capita Income	\$17,197	\$21,651	\$25,179
Households by Age of Householder	8,745	9,930	10,225
Householder Under 25 Years	366 4.19%	476 4.79%	464 4.54%
Householder 25 - 34 Years	1,255 14.35%	1,442 14.52%	1,536 15.02%
Householder 35 - 44 Years	2,032 23.24%	1,769 17.81%	1,693 16.56%
Householder 45 - 54 Years	1,765 20.18%	2,131 21.46%	1,973 19.30%
Householder 55 - 64 Years	1,262 14.43%	1,860 18.73%	2,054 20.09%
Householder 65 - 74 Years	1,042 11.92%	1,153 11.61%	1,434 14.02%
Householder 75+ Years	1,023 11.70%	1,099 11.07%	1,071 10.47%
Median Age of Householder	49.10	51.00	52.30

Consumer Spending Report

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2010 Annual Spending (in Thousands)	1 Mile	3 Mile	5 Mile
Total Specified Consumer Spending	\$22,899	\$200,487	\$313,150
Total Apparel	\$770	\$6,605	\$10,161
Women's Apparel	310	2,674	4,081
Men's Apparel	181	1,549	2,380
Girl's Apparel	68	618	976
Boy's Apparel	55	485	761
Infant Apparel	59	507	805
Footwear (excl. Infants)	126	1,079	1,681
Other Apparel Prod/Services	97	773	1,158
Total Entertainment	\$2,042	\$17,898	\$27,481
Sports and Recreation	86	768	1,221
TV, Radio and Sound Equipment	783	6,717	10,430
Reading Materials	98	830	1,249
Travel	1,052	9,373	14,259
Photographic Equipment	24	210	321
Total Food At Home	\$1,947	\$16,554	\$25,619
Cereal Products	119	1,009	1,565
Bread & Bakery Products	265	2,270	3,520
Seafood	96	809	1,225
Meat/Poultry/Fish/Eggs	658	5,615	8,724
Dairy Products	320	2,723	4,235
Fruits and Vegetables	489	4,126	6,350
Total Food Away From Home	\$1,857	\$16,144	\$25,010
Breakfast and Brunch	185	1,551	2,373
Dinner	856	7,504	11,598
Lunch	622	5,409	8,466
Snacks and Non Alcoholic Bev	140	1,175	1,816
Catered Affairs	53	504	757

Consumer Spending Report

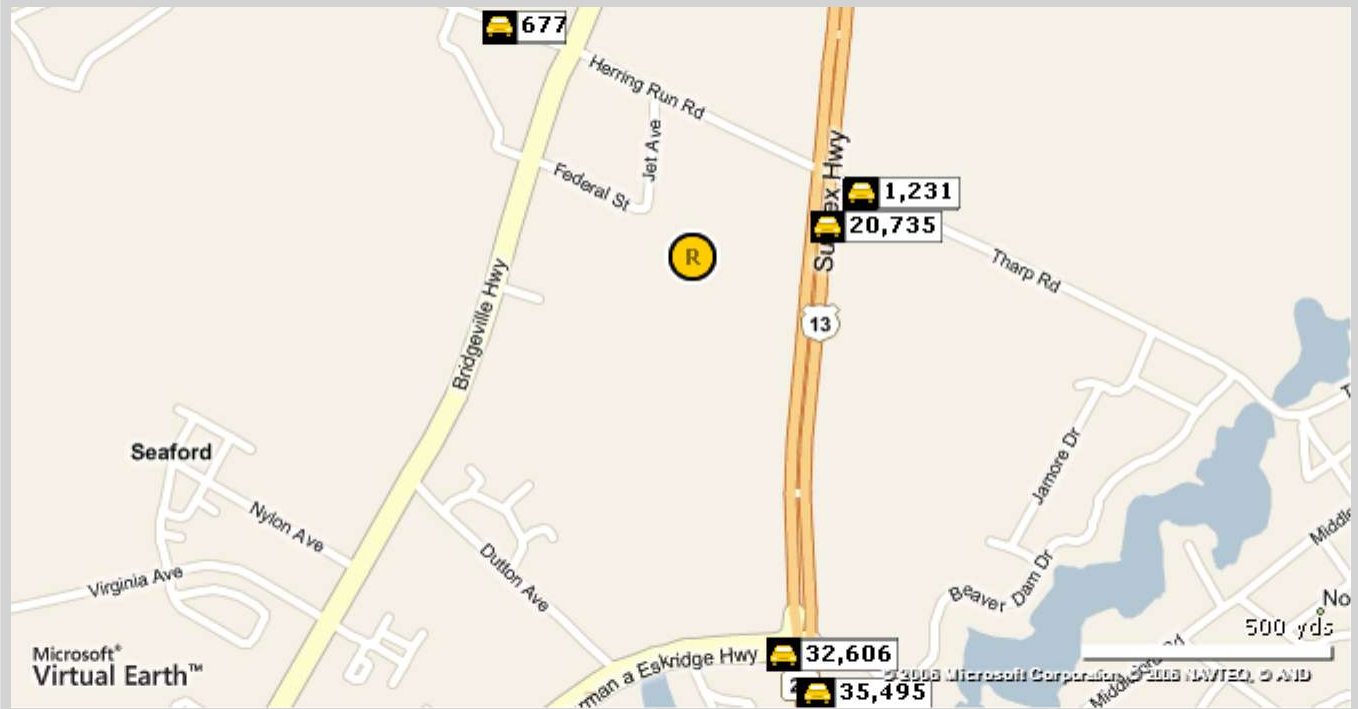
Seaford Village			
22940-23010 Sussex Hwy, Seaford, DE 19973			
Annual Spending (in Thousands)	1 Mile	3 Mile	5 Mile
Total Alcoholic Beverages	\$346	\$2,886	\$4,349
Alcoholic Bev. at Home	198	1,681	2,567
Alcoholic Bev. away from Home	148	1,205	1,783
Total Furniture/Appliances	\$2,016	\$17,770	\$27,586
Bedroom Furniture	108	943	1,489
Living Room Furniture	170	1,509	2,310
Other Living & Family Room Furniture	45	409	640
Other Furniture	22	200	302
Major Appliances	189	1,698	2,671
Small Appliances	413	3,581	5,546
Misc Household Equipment	1,070	9,432	14,627
Total Transportation/Maint.	\$5,227	\$46,300	\$73,488
New Autos/Trucks/Vans	1,285	11,866	18,704
Used Vehicles	1,348	11,532	18,429
Purchase of RVs or Boats	160	1,493	2,485
Gasoline	1,819	16,026	25,435
Diesel Fuel	34	327	560
Automotive Maintenance/Repair	581	5,057	7,875
Total Health Care	\$1,031	\$9,083	\$14,184
Medical Services	577	5,097	7,946
Prescription Drugs	354	3,118	4,903
Medical Supplies	100	868	1,335
Total Education/Day Care	\$1,672	\$14,164	\$21,243
Education	748	6,239	9,286
Room and Board	72	698	1,111
Tuition/School Supplies	663	5,487	8,127
Day Care, Nursery & Preschool	189	1,740	2,719

Traffic Count Report

Seaford Village

22940-23010 Sussex Hwy, Seaford, DE 19973

Building Type: **Retail**
 Secondary: -
 GLA: **199,137 SF**
 Year Built: **1985**
 Total Available: **17,845 SF**
 % Leased: **91.04%**
 Rent/SF/Yr: **\$15.00**



	Street	Cross Street	Cross Str Dist	Count Year	Avg Daily Volume	Volume Type	Miles from Subject Prop
1	Sussex Hwy	Rd 534	0.06 N	2003	20,735	AADT	.16
2	Dupont Hwy	Tharp Rd	0.05 N	2003	20,735	AADT	.16
3	Tharp Rd	Dupont Hwy	0.03 NW	2003	1,231	AADT	.21
4	Rd 534	Sussex Hwy	0.04 NW	2003	1,231	AADT	.21
5	Rd 534	Bridgeville Hwy	0.09 E	2003	677	AADT	.35
6	Herring Run Rd	Bridgeville Hwy	0.10 SE	2003	677	AADT	.35
7	Norman Eskridge Hwy	Hollyoak Dr	0.12 W	2003	32,606	AADT	.47
8	Norman Eskridge Hwy	Sussex Hwy	0.03 SE	2003	32,606	AADT	.47
9	Sussex Hwy	Norman Eskridge Hwy	0.02 N	2003	35,495	AADT	.52
10	N Dual Hwy	Hollyoak Dr	0.04 S	2003	35,495	AADT	.53