



Suite A-D Available

3421 Kirkwood Highway | Wilmington, DE 19808

DEMOGRAPHIC OVERVIEW

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1, 3 & 5 Mile Demographics

Radius-based trade area estimates for the Kirkwood Highway retail corridor.

1 MILE

9,506

2025 population

\$79,226

Median HH income

3,672

households

3 MILE

69,383

2025 population

\$84,318

Median HH income

27,853

households

5 MILE

196,948

2025 population

\$78,485

Median HH income

81,595

households

Radius Detail

	1 MILE	3 MILE	5 MILE
2025 Population	9,506	69,383	196,948
2030 Population	9,796	70,860	202,690
2025-2030 Pop Growth	+3.05%	+2.13%	+2.92%
2025 Households	3,672	27,853	81,595
2025-2030 HH Growth	+3.21%	+2.27%	+3.10%
Median HH Income	\$79,226	\$84,318	\$78,485
Average Age	42	42	41
Avg. HH Size	2.50	2.40	2.30
Median Home Value	\$285,685	\$296,818	\$308,169

Market Read

- Nearly 197K residents and 81.6K households within 5 miles.
- Median HH income ranges from approx. \$78K to \$84K by radius.
- Projected population and household growth across all three radii.

SITE CONTEXT

Site Visibility

Established retail center with prominent Kirkwood Highway visibility and nearby parking.



Data Note: Third-party radius demographic estimates; figures are approximate and should be independently verified. Source: LoopNet property-record demographics near 3403 Kirkwood Hwy / 3421 Kirkwood Hwy area, 2025 estimates.