

LIBRARY AVENUE

850 LIBRARY AVENUE | NEWARK, DE 19711

OFFICE SPACE AVAILABLE

7,009 SF FOR LEASE



PROPERTY HIGHLIGHTS

- ONE MILE FROM UNIVERSITY OF DELAWARE MAIN CAMPUS
- ELEVATOR SERVICE
- CENTRALLY LOCATED

DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
EST. POPULATION 2025	15,960	74,124	162,888
EST. DAYTIME POP. 2025	19,482	62,564	118,896
EST. HOUSEHOLDS 2025	4,931	27,470	63,414
EST. AVG. HH INCOME 2025	\$67,546	\$109,342	\$115,437

LIBRARY AVENUE TRAFFIC COUNT: 23,526 *INRIX 2024

FUSCOMANAGEMENT.COM



200 AIRPORT ROAD | NEW CASTLE, DE 19720

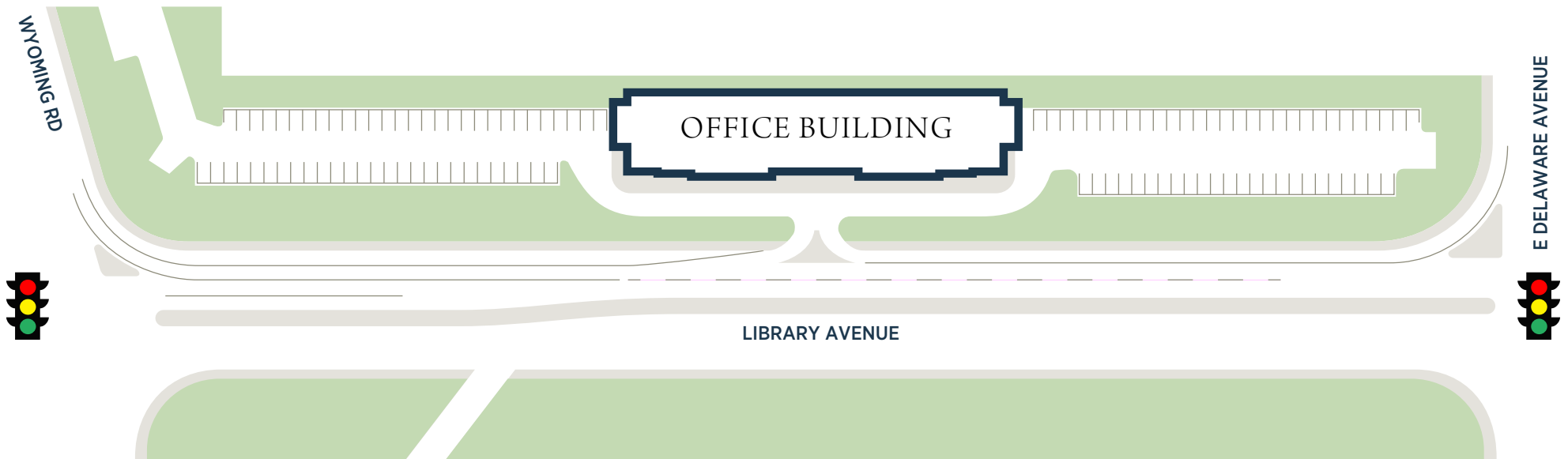
CONTACT

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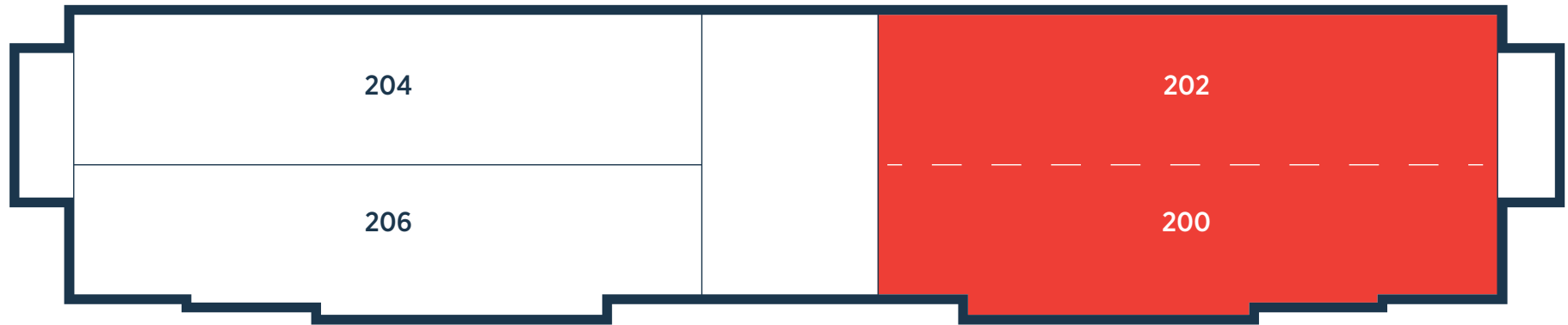
FUSCO REAL ESTATE, LLC



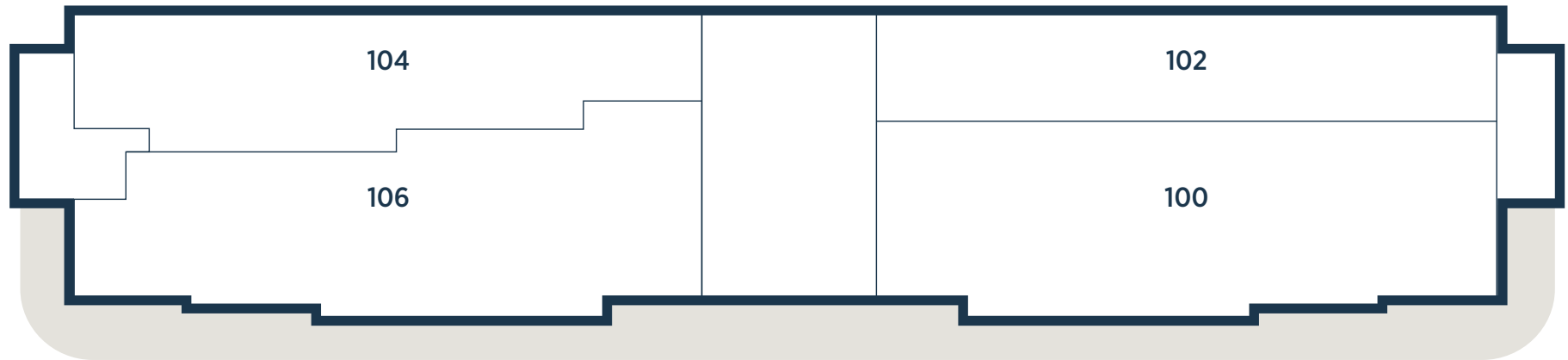
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SECOND FLOOR



FIRST FLOOR

FIRST FLOOR

100	THRIVEWORKS	4,266 SF
102	DELAWARE MODERN DENTAL	2,572 SF
104	THRIVEWORKS	2,889 SF
106	PLACERS	3,879 SF

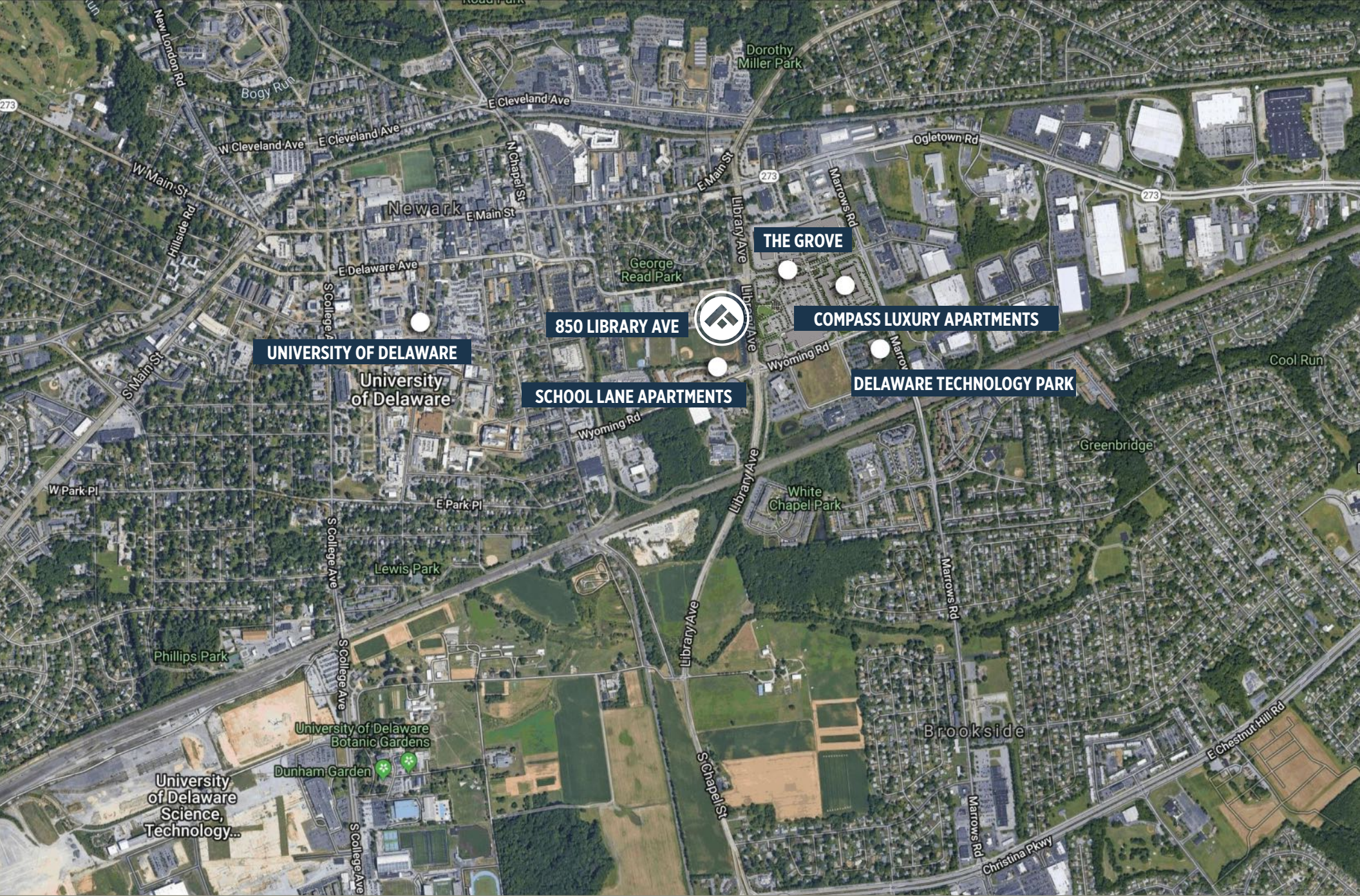
SECOND FLOOR

200	AVAILABLE	3,659 SF
202	AVAILABLE	3,350 SF
204	PULISI & ASSOCIATES	3,659 SF
206	UNIVERSITY OF DELAWARE	3,350 SF

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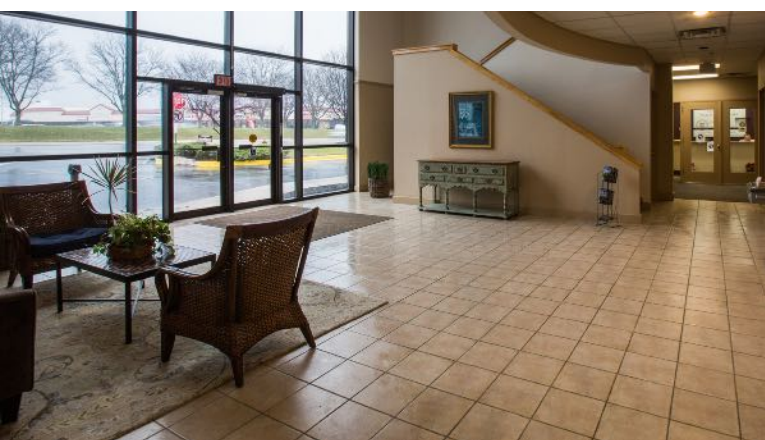
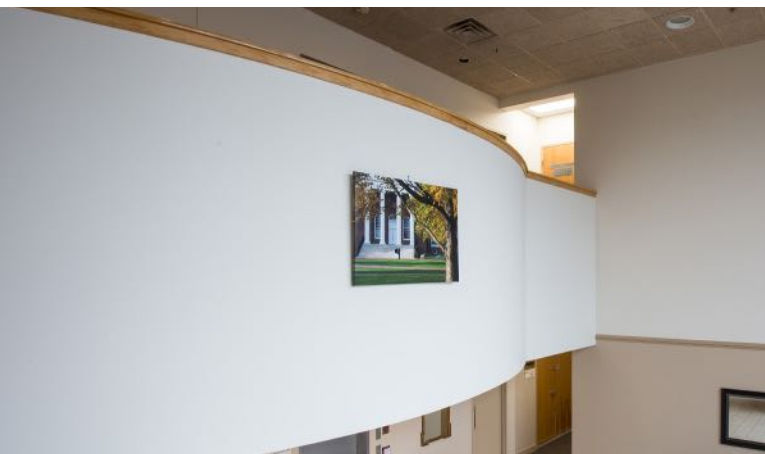




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