



For Lease: Pencader Corporate Center

225 Corporate Blvd., Newark, Delaware 19702

Property Features

- Entire +/-20,432 SF building available (divisible to +/- 1,500 SF)
- Recent updates include renovated lobby and restrooms
- Contemporary office spaces with beautiful window lines
- Abundant Parking
- Located in Pencader Corporate Center, a master-planned 350-acre office, research and business park just two miles from I-95 on Route 896
- Zoning: Business Park (BP)



For more information:

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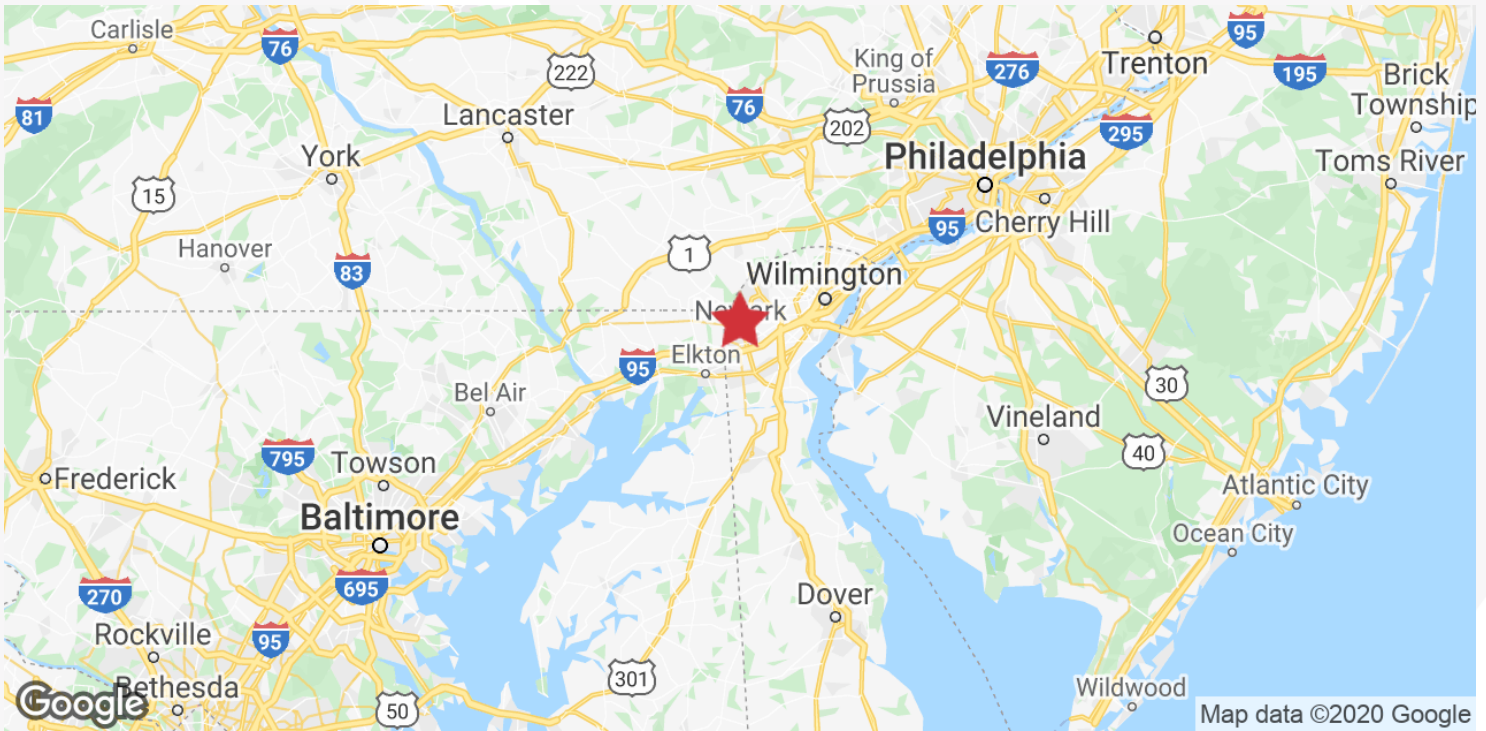
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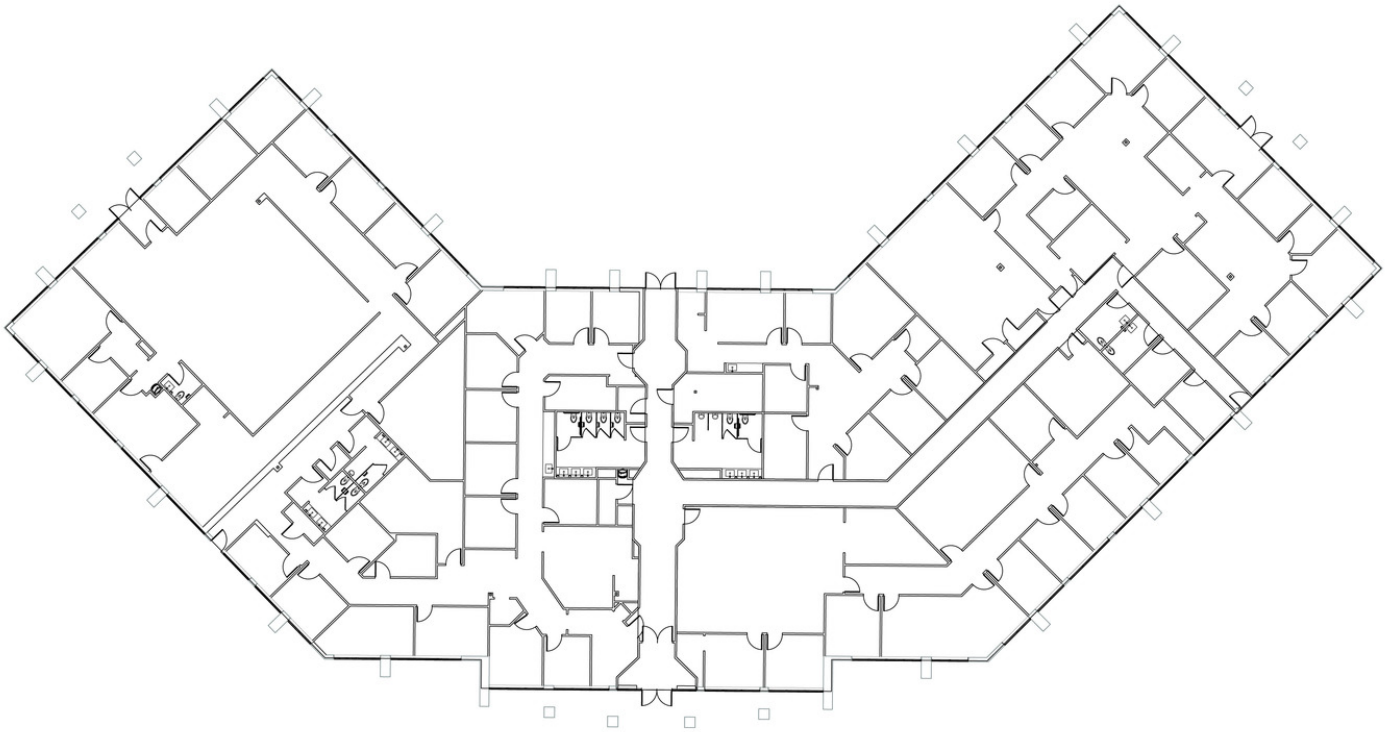


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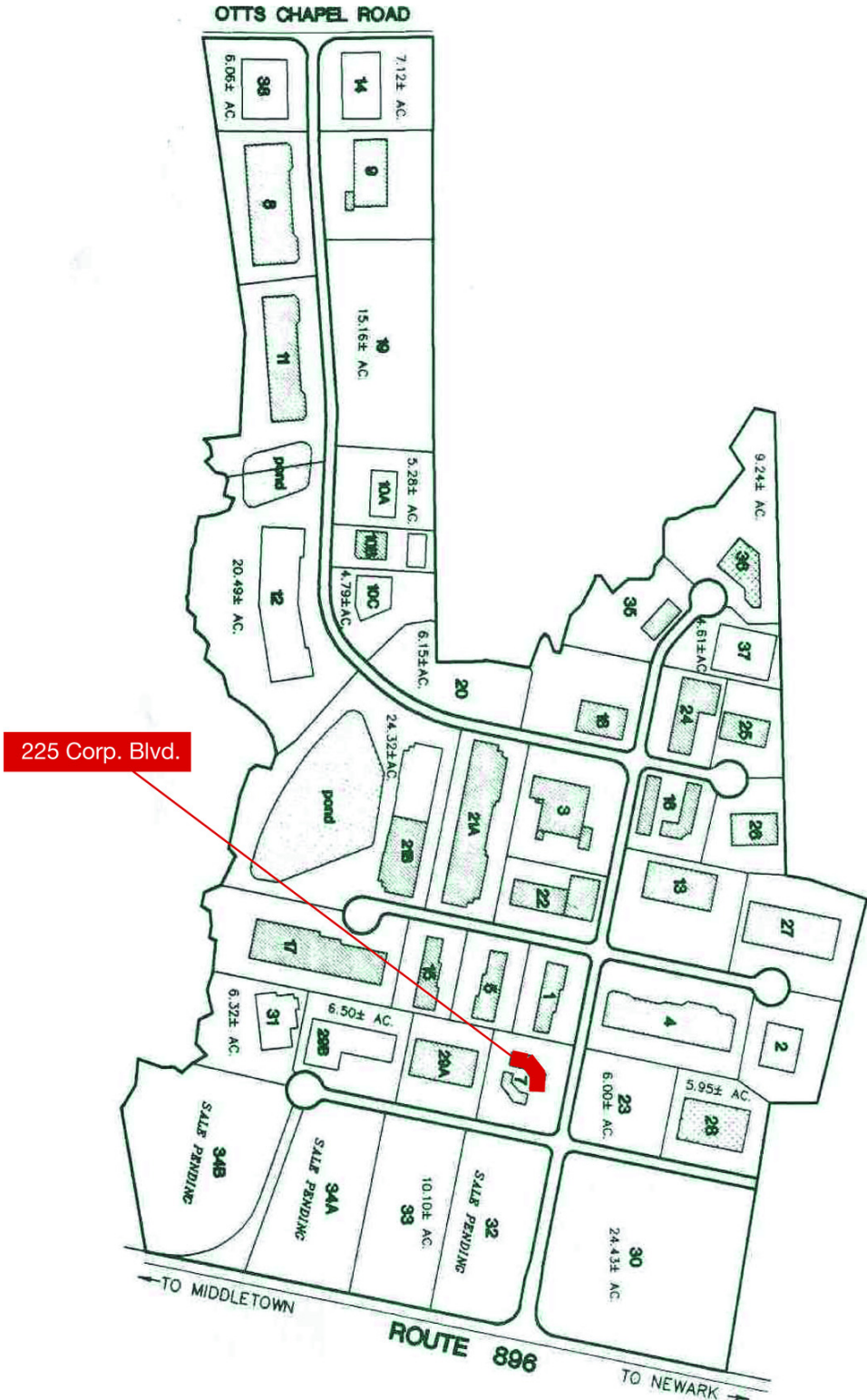
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225 Corp. Blvd. - Floor Plan

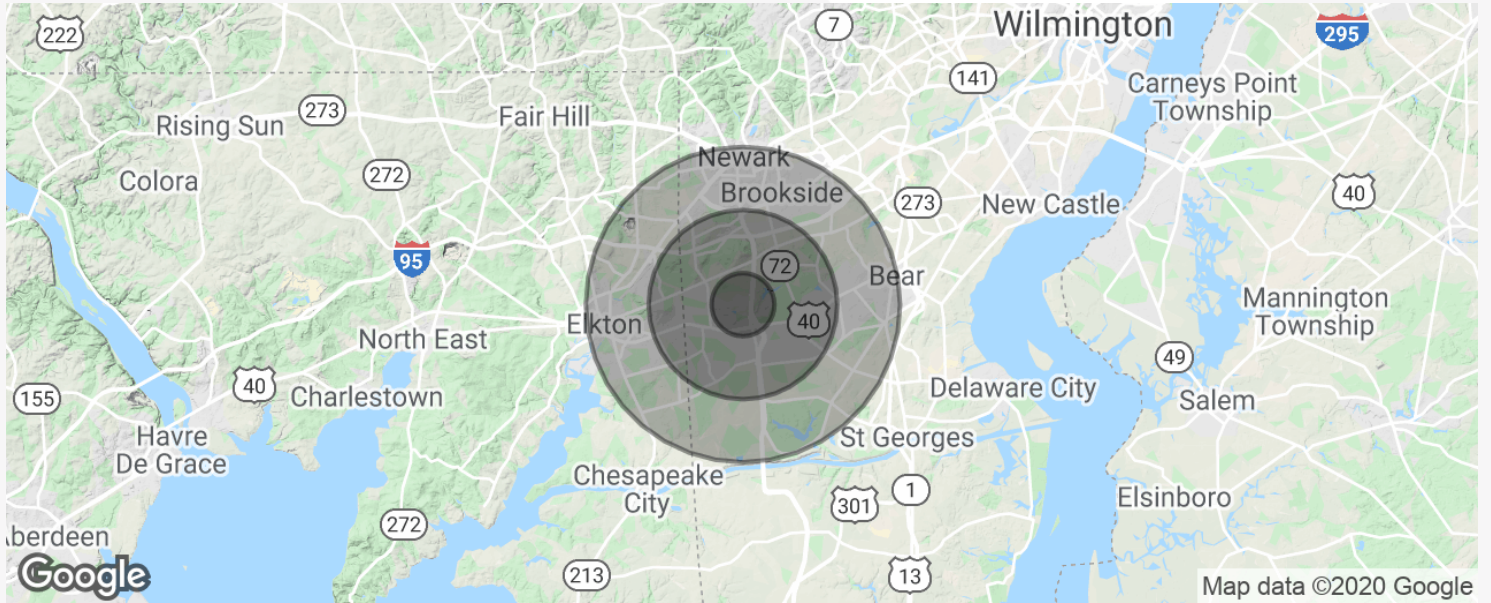


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225 Corp. Blvd. - Site Plan



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POPULATION

	1 MILE	3 MILES	5 MILES
Total population	4,211	38,472	136,493
Median age	32.5	33.6	31.9
Median age (Male)	32.4	32.8	31.4
Median age (Female)	32.2	34.3	32.6

HOUSEHOLDS & INCOME

	1 MILE	3 MILES	5 MILES
Total households	1,463	13,503	46,273
# of persons per HH	2.9	2.8	2.9
Average HH income	\$88,557	\$86,266	\$78,091
Average house value	\$306,412	\$273,762	\$262,726

* Demographic data derived from 2010 US Census