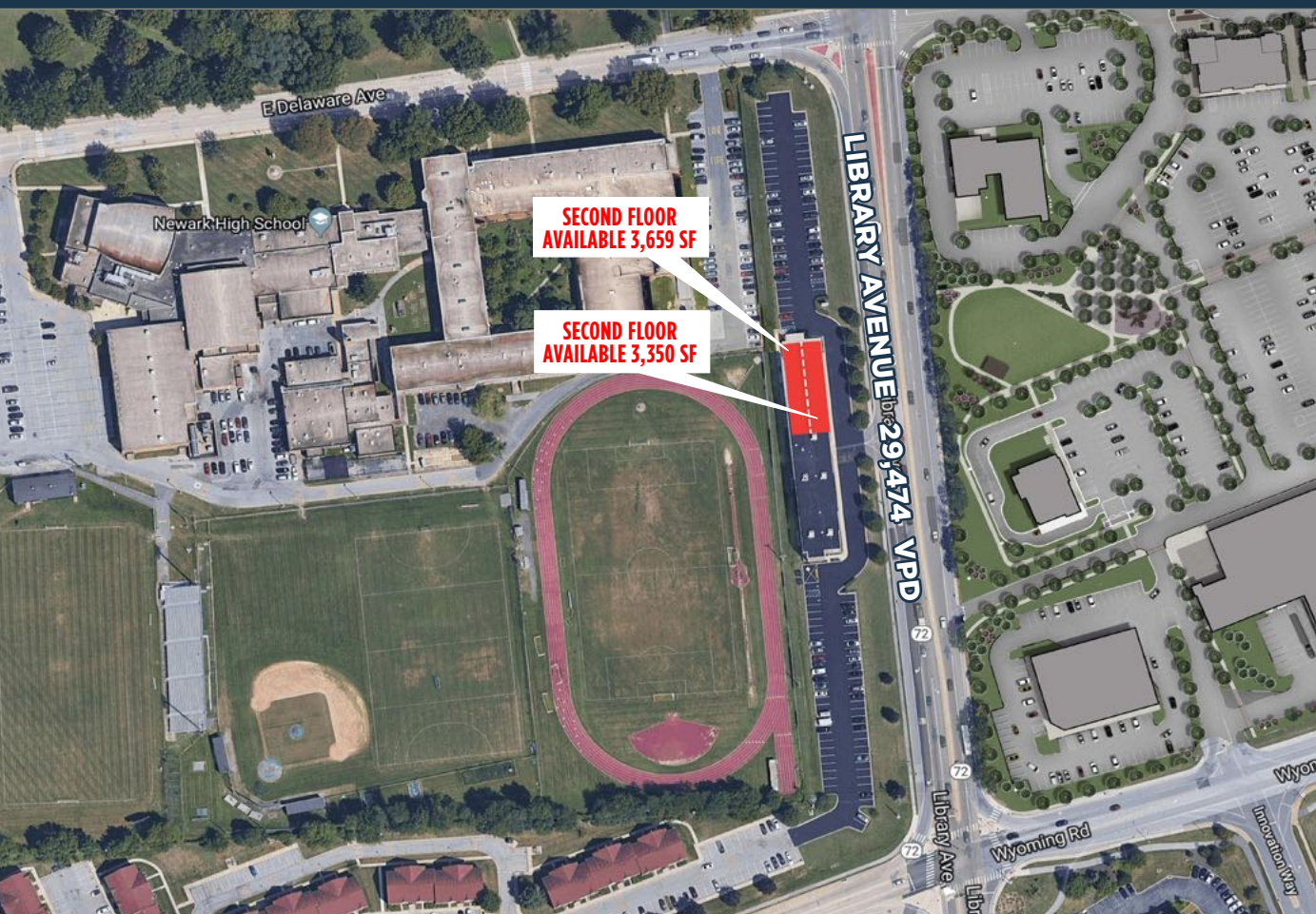


# LIBRARY AVENUE

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	13,889	74,679	161,281
EST. DAYTIME POP.	15,771	59,419	132,259
EST. HOUSEHOLDS	4,416	27,252	74,579
EST. AVG. HH INCOME	\$47,322	\$81,384	\$88,218

LIBRARY AVENUE TRAFFIC COUNT: 29,474 \*DELDOT 2017

FUSCOMANAGEMENT.COM



200 AIRPORT ROAD | NEW CASTLE, DE 19720

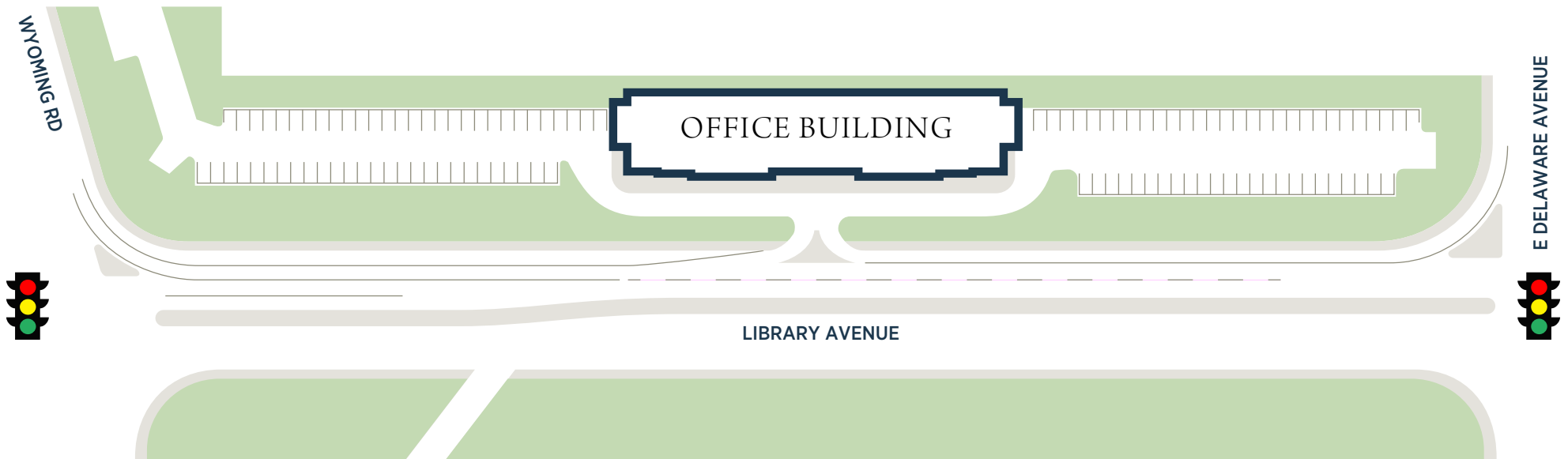
## CONTACT

**FRANK J. VASSALLO IV**

Leasing@FuscoRealEstate.com

OFFICE 302.328.6251

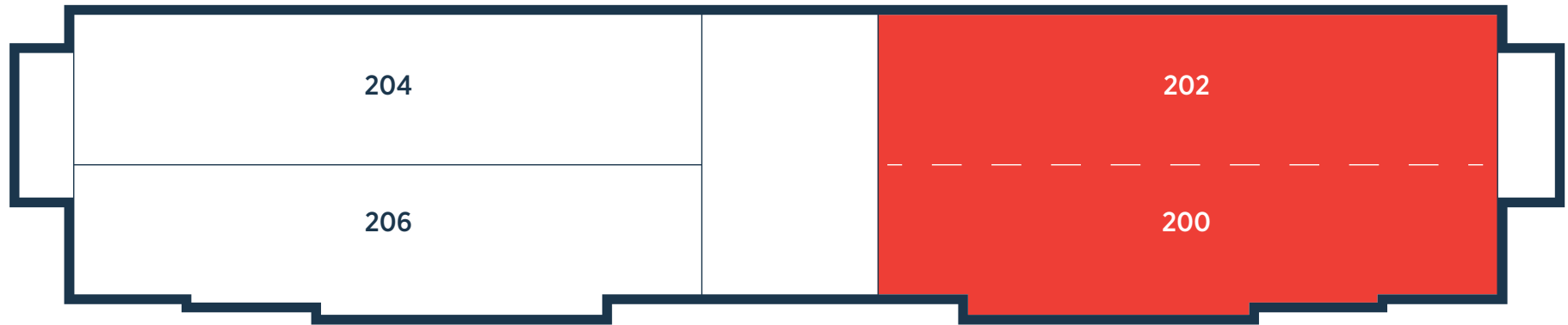
**FUSCO REAL ESTATE, LLC**



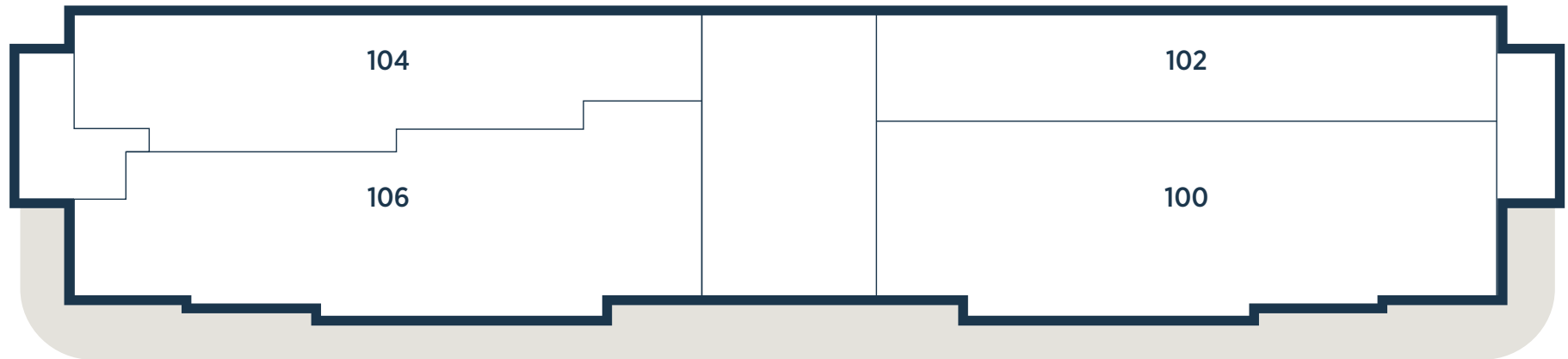
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SECOND FLOOR



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

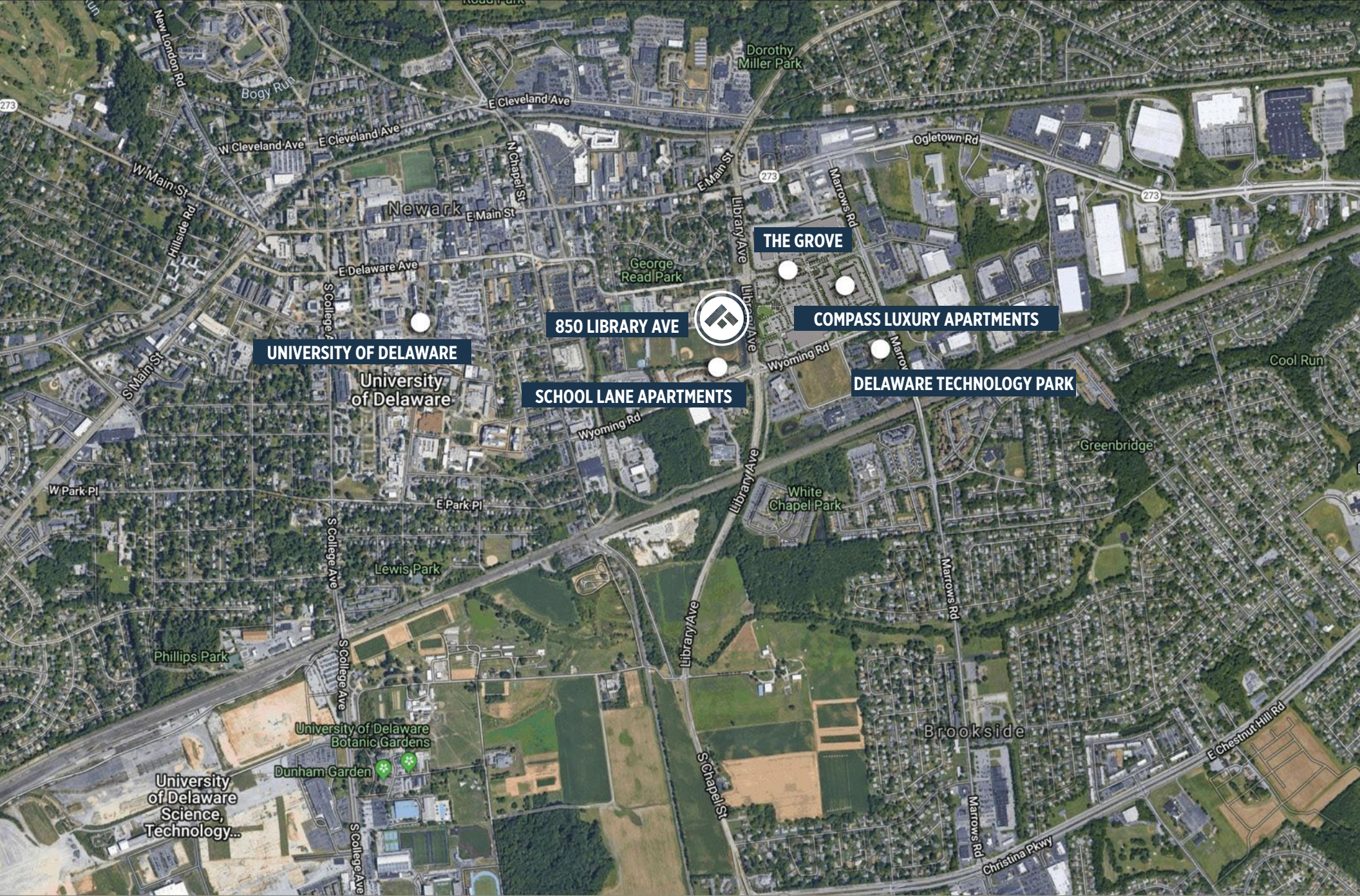
200	AVAILABLE	3,659 SF
202	AVAILABLE	3,350 SF
204	PULISI & ASSOCIATES	3,659 SF
206	UNIVERSITY OF DELAWARE	3,350 SF

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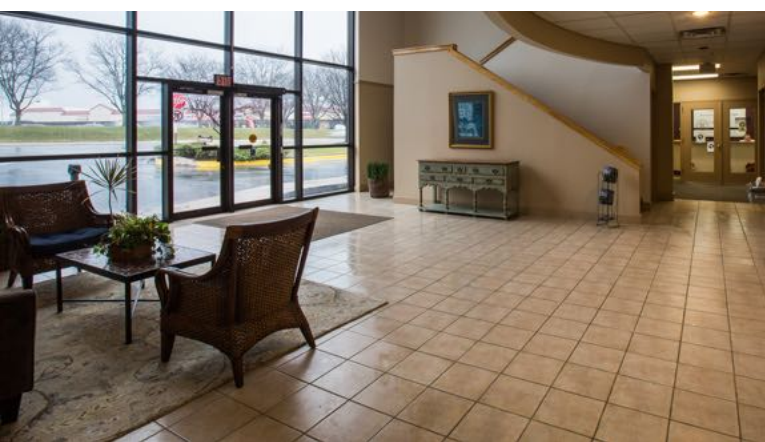


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**Delivering Great Space to Delaware Business Since 1965**

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