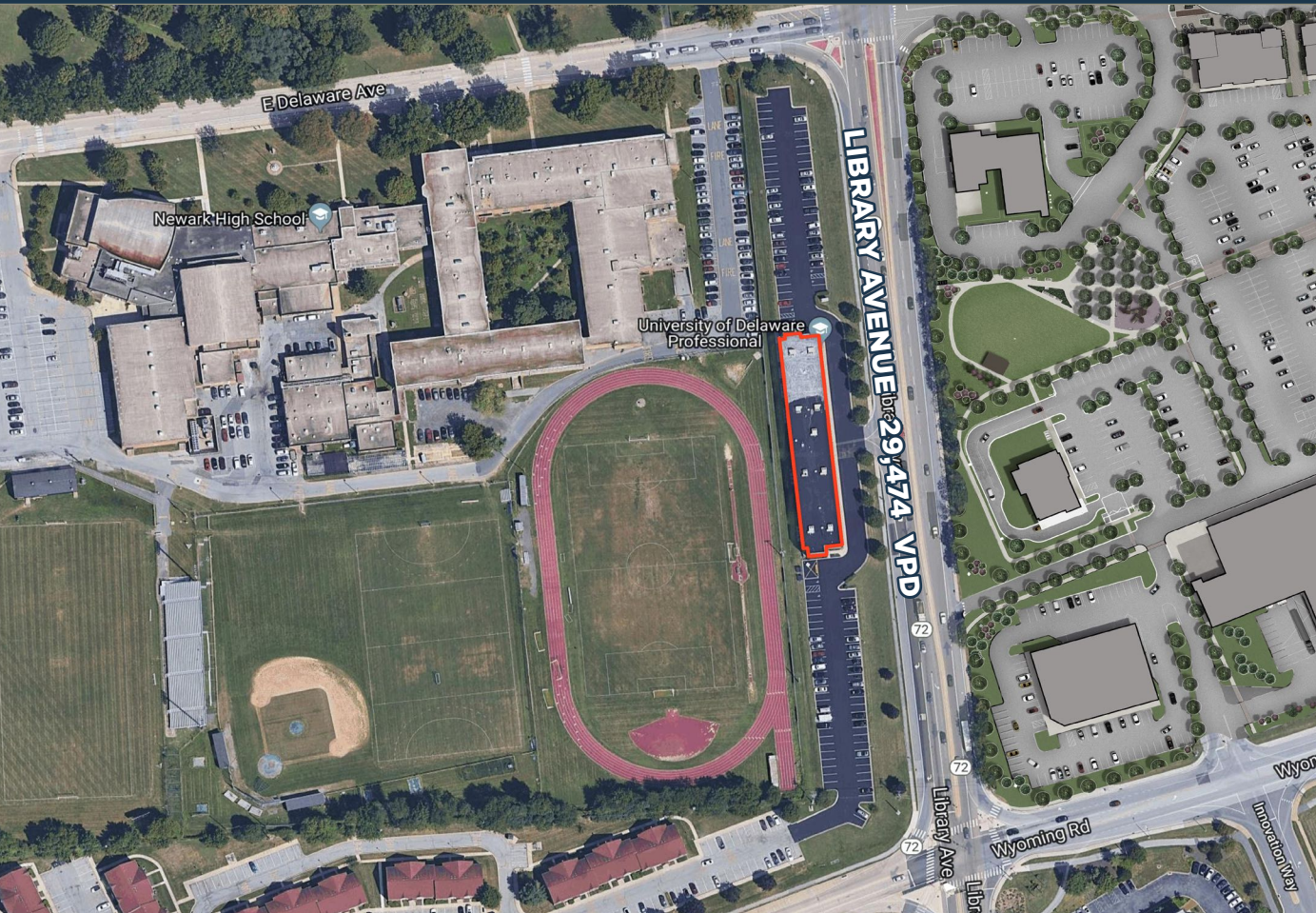


# LIBRARY AVENUE

850 LIBRARY AVENUE | NEWARK, DE 19711

**OFFICE SPACE FULLY LEASED**



## 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

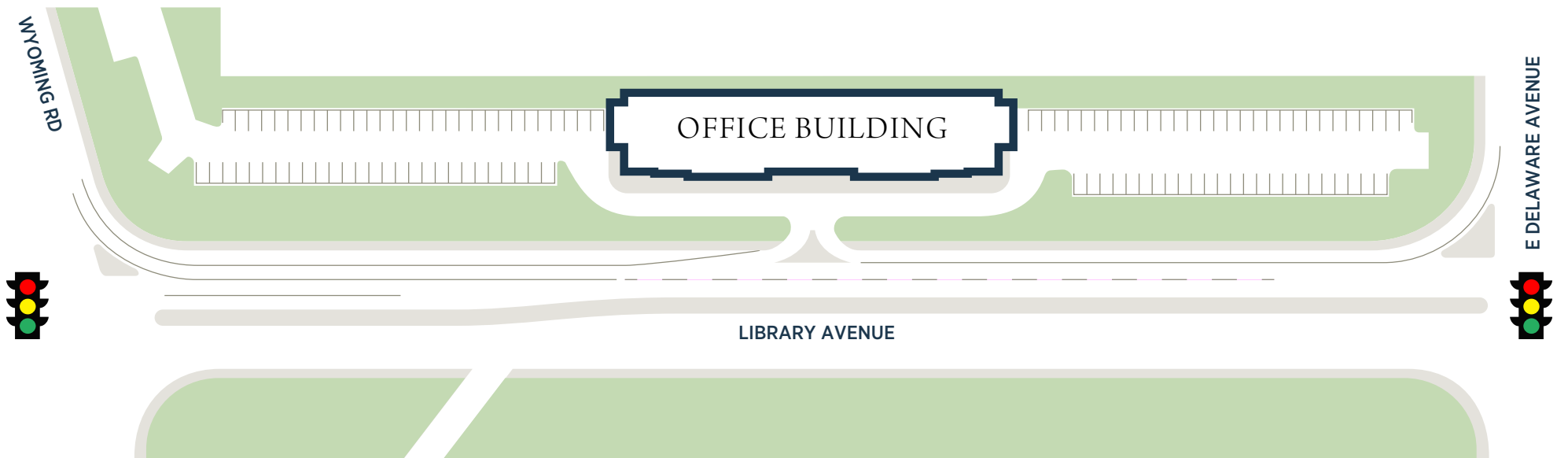
## CONTACT

**FRANK J. VASSALLO IV**

Leasing@FuscoRealEstate.com

OFFICE 302.328.6251

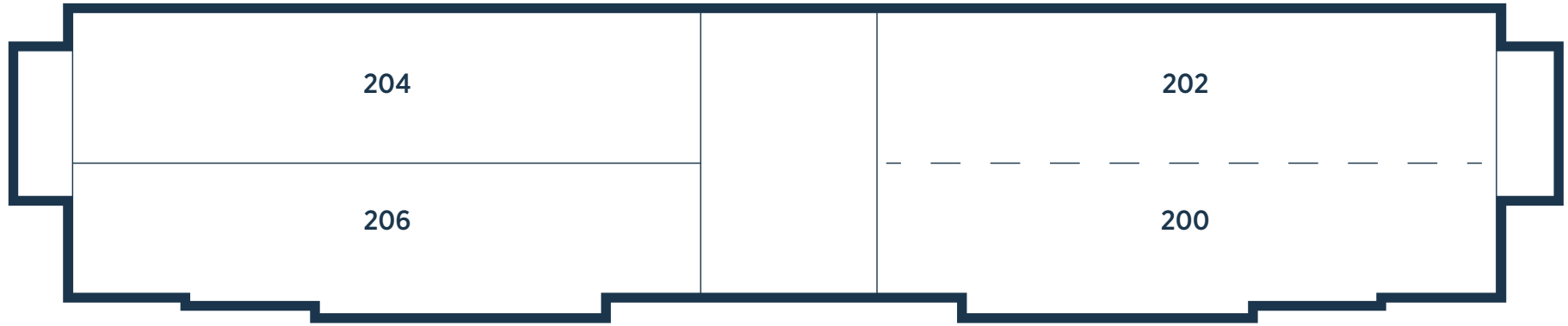
**FUSCO REAL ESTATE, LLC**



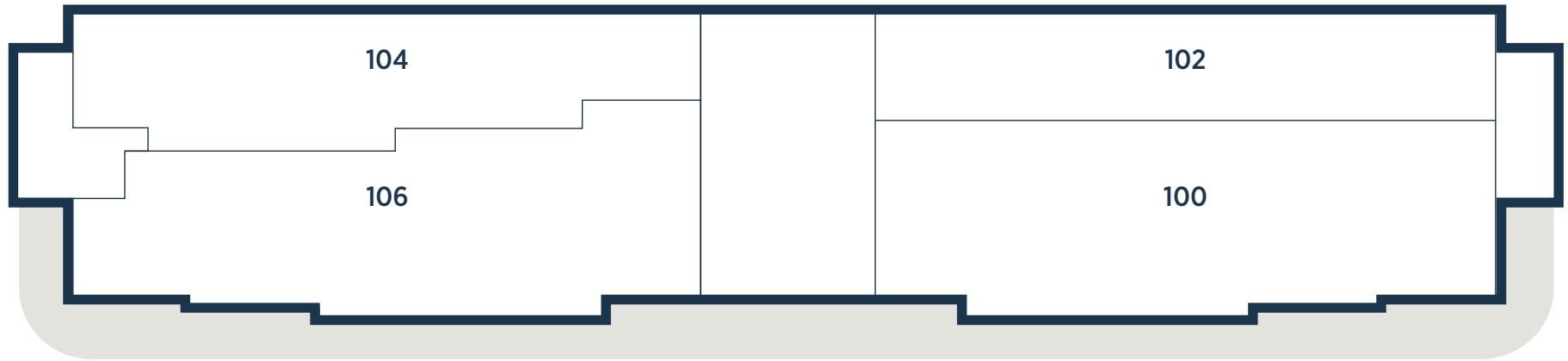
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**SECOND FLOOR**



**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

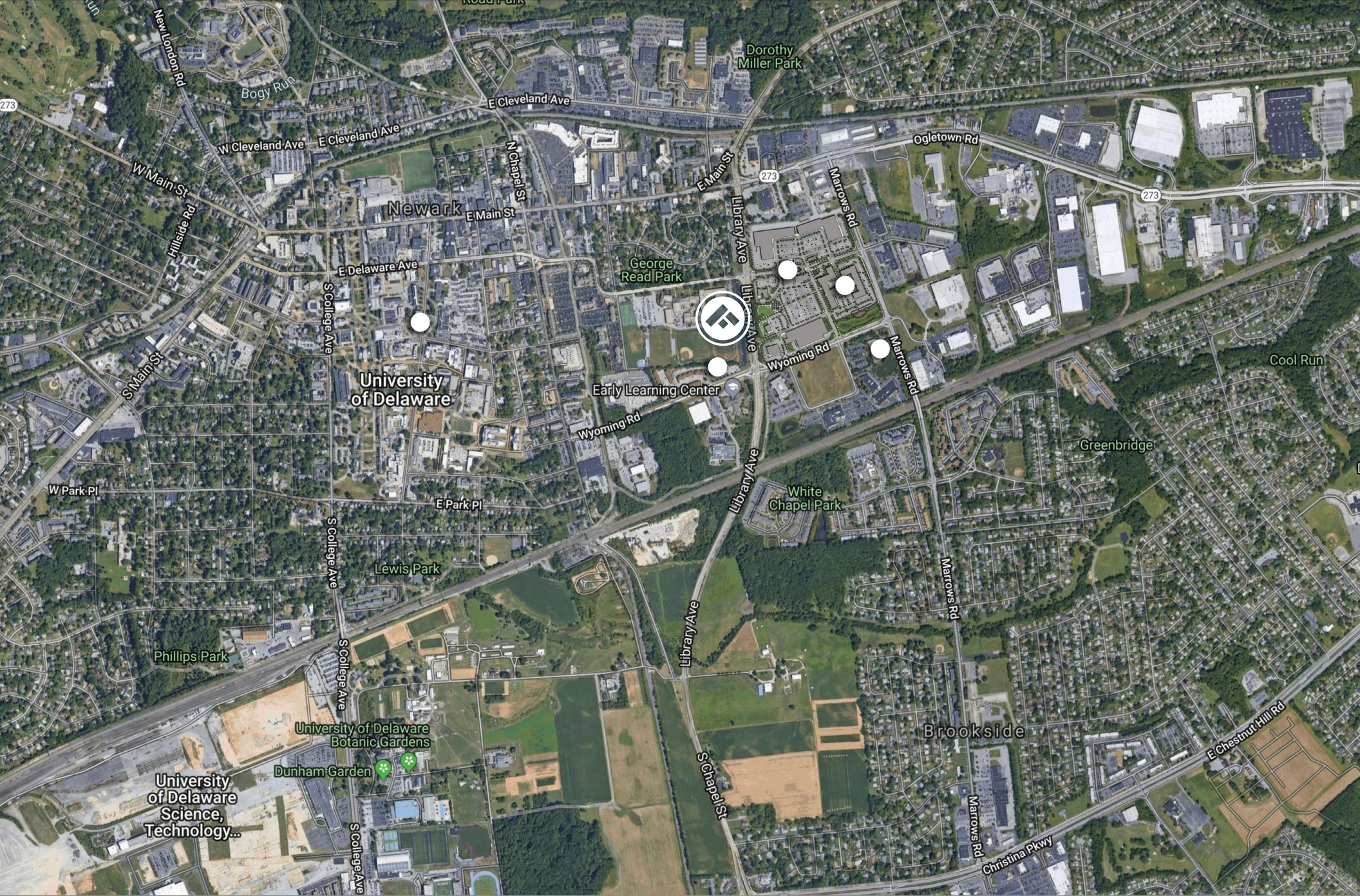
**SECOND FLOOR**

200	UNIVERSITY OF DELAWARE	7,356 SF
202	UNIVERSITY OF DELAWARE	
204	PULISI & ASSOCIATES	3,659 SF
206	UNIVERSITY OF DELAWARE	3,350 SF

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