



Market Profile

Cypress Hall
701 S Dupont Blvd, Milford, Delaware, 19963
Rings: 1, 3, 5 mile radii

Prepared by Capano Management

Latitude: 38.89967
Longitude: -75.43974

	1 mile	3 miles	5 miles
Population Summary			
2000 Total Population	3,031	12,555	19,143
2010 Total Population	3,351	16,201	24,844
2016 Total Population	3,693	17,721	27,275
2016 Group Quarters	100	214	265
2021 Total Population	4,037	19,309	29,745
2016-2021 Annual Rate	1.80%	1.73%	1.75%
2016 Total Daytime Population	6,581	21,163	27,629
Workers	4,527	11,257	12,472
Residents	2,054	9,906	15,157
Household Summary			
2000 Households	1,198	4,937	7,379
2000 Average Household Size	2.41	2.49	2.56
2010 Households	1,350	6,286	9,435
2010 Average Household Size	2.40	2.54	2.61
2016 Households	1,461	6,734	10,157
2016 Average Household Size	2.46	2.60	2.66
2021 Households	1,584	7,278	10,991
2021 Average Household Size	2.49	2.62	2.68
2016-2021 Annual Rate	1.63%	1.57%	1.59%
2010 Families	911	4,270	6,617
2010 Average Family Size	2.89	3.03	3.07
2016 Families	984	4,560	7,097
2016 Average Family Size	2.96	3.10	3.13
2021 Families	1,067	4,923	7,666
2021 Average Family Size	2.99	3.13	3.16
2016-2021 Annual Rate	1.63%	1.54%	1.55%
Housing Unit Summary			
2000 Housing Units	1,261	5,253	7,908
Owner Occupied Housing Units	74.0%	63.7%	67.9%
Renter Occupied Housing Units	21.1%	30.3%	25.4%
Vacant Housing Units	4.9%	6.0%	6.7%
2010 Housing Units	1,446	6,836	10,416
Owner Occupied Housing Units	68.6%	62.7%	66.4%
Renter Occupied Housing Units	24.8%	29.3%	24.2%
Vacant Housing Units	6.6%	8.0%	9.4%
2016 Housing Units	1,578	7,412	11,319
Owner Occupied Housing Units	67.2%	61.2%	64.8%
Renter Occupied Housing Units	25.3%	29.7%	24.9%
Vacant Housing Units	7.4%	9.1%	10.3%
2021 Housing Units	1,700	7,997	12,233
Owner Occupied Housing Units	67.8%	61.8%	65.2%
Renter Occupied Housing Units	25.4%	29.2%	24.6%
Vacant Housing Units	6.8%	9.0%	10.2%
Median Household Income			
2016	\$56,609	\$51,909	\$52,876
2021	\$62,827	\$55,682	\$56,736
Median Home Value			
2016	\$213,382	\$217,252	\$215,810
2021	\$270,597	\$266,431	\$263,990
Per Capita Income			
2016	\$27,215	\$24,600	\$24,594
2021	\$29,829	\$26,698	\$26,594
Median Age			
2010	43.4	39.9	40.3
2016	44.1	40.8	41.1
2021	44.2	41.3	41.8

Data Note: Household population includes persons not residing in group quarters. Average Household Size is the household population divided by total households.

Persons in families include the householder and persons related to the householder by birth, marriage, or adoption. Per Capita Income represents the income received by all persons aged 15 years and over divided by the total population.

Source: U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2016 and 2021 Esri converted Census 2000 data into 2010 geography.

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2016 Households by Income			
Household Income Base	1,461	6,734	10,157
<\$15,000	8.7%	11.9%	10.8%
\$15,000 - \$24,999	12.0%	10.3%	9.6%
\$25,000 - \$34,999	9.8%	12.0%	11.8%
\$35,000 - \$49,999	11.5%	13.4%	14.3%
\$50,000 - \$74,999	22.4%	20.6%	20.8%
\$75,000 - \$99,999	15.6%	13.6%	14.2%
\$100,000 - \$149,999	12.0%	12.1%	12.9%
\$150,000 - \$199,999	6.3%	4.6%	4.2%
\$200,000+	1.8%	1.5%	1.5%
Average Household Income	\$69,475	\$64,260	\$65,257
2021 Households by Income			
Household Income Base	1,584	7,278	10,991
<\$15,000	8.3%	11.7%	10.8%
\$15,000 - \$24,999	11.0%	9.4%	8.8%
\$25,000 - \$34,999	12.2%	15.5%	15.7%
\$35,000 - \$49,999	6.8%	8.1%	8.6%
\$50,000 - \$74,999	19.2%	17.6%	17.3%
\$75,000 - \$99,999	17.4%	15.3%	16.0%
\$100,000 - \$149,999	15.0%	14.8%	15.7%
\$150,000 - \$199,999	8.0%	5.9%	5.3%
\$200,000+	2.1%	1.8%	1.8%
Average Household Income	\$77,110	\$70,458	\$71,219
2016 Owner Occupied Housing Units by Value			
Total	1,061	4,534	7,336
<\$50,000	1.7%	4.3%	5.9%
\$50,000 - \$99,999	6.9%	6.5%	6.4%
\$100,000 - \$149,999	16.2%	14.6%	13.8%
\$150,000 - \$199,999	20.9%	19.1%	18.7%
\$200,000 - \$249,999	16.0%	16.0%	16.6%
\$250,000 - \$299,999	13.2%	16.1%	16.0%
\$300,000 - \$399,999	10.8%	11.1%	11.0%
\$400,000 - \$499,999	10.6%	8.2%	7.1%
\$500,000 - \$749,999	3.0%	3.0%	3.4%
\$750,000 - \$999,999	0.7%	0.7%	0.7%
\$1,000,000 +	0.0%	0.5%	0.5%
Average Home Value	\$244,863	\$244,311	\$241,074
2021 Owner Occupied Housing Units by Value			
Total	1,153	4,939	7,976
<\$50,000	1.2%	3.2%	4.6%
\$50,000 - \$99,999	6.9%	6.6%	6.4%
\$100,000 - \$149,999	11.8%	11.2%	10.2%
\$150,000 - \$199,999	11.8%	11.2%	11.0%
\$200,000 - \$249,999	12.1%	12.0%	12.8%
\$250,000 - \$299,999	15.3%	17.9%	18.2%
\$300,000 - \$399,999	21.2%	21.0%	21.1%
\$400,000 - \$499,999	15.2%	11.6%	10.0%
\$500,000 - \$749,999	3.8%	3.7%	4.0%
\$750,000 - \$999,999	0.9%	1.1%	1.1%
\$1,000,000 +	0.0%	0.7%	0.7%
Average Home Value	\$283,738	\$281,682	\$278,779

Data Note: Income represents the preceding year, expressed in current dollars. Household income includes wage and salary earnings, interest dividends, net rents, pensions, SSI and welfare payments, child support, and alimony.

Source: U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2016 and 2021 Esri converted Census 2000 data into 2010 geography.

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2010 Population by Age			
Total	3,351	16,200	24,842
0 - 4	6.6%	7.1%	6.9%
5 - 9	6.2%	6.6%	6.6%
10 - 14	5.9%	6.3%	6.5%
15 - 24	11.1%	12.4%	12.4%
25 - 34	11.4%	12.0%	11.5%
35 - 44	10.7%	11.6%	12.0%
45 - 54	14.4%	13.7%	14.2%
55 - 64	13.7%	13.3%	13.4%
65 - 74	9.0%	9.4%	9.4%
75 - 84	6.7%	5.2%	4.9%
85 +	4.5%	2.4%	2.1%
18 +	77.6%	75.8%	75.7%
2016 Population by Age			
Total	3,693	17,723	27,275
0 - 4	6.0%	6.5%	6.3%
5 - 9	6.4%	6.7%	6.7%
10 - 14	5.9%	6.4%	6.5%
15 - 24	10.5%	11.4%	11.4%
25 - 34	11.3%	12.3%	12.0%
35 - 44	10.9%	11.5%	11.6%
45 - 54	12.3%	12.5%	13.0%
55 - 64	14.7%	13.0%	13.3%
65 - 74	11.0%	11.2%	11.3%
75 - 84	6.8%	6.0%	5.7%
85 +	4.3%	2.5%	2.2%
18 +	78.3%	76.7%	76.9%
2021 Population by Age			
Total	4,035	19,308	29,743
0 - 4	5.8%	6.3%	6.1%
5 - 9	6.0%	6.4%	6.3%
10 - 14	6.6%	6.9%	6.9%
15 - 24	9.8%	11.0%	10.8%
25 - 34	10.6%	11.5%	11.3%
35 - 44	12.0%	12.3%	12.3%
45 - 54	11.2%	11.6%	12.0%
55 - 64	14.2%	13.0%	13.5%
65 - 74	12.4%	11.5%	11.7%
75 - 84	7.3%	6.8%	6.7%
85 +	4.0%	2.6%	2.3%
18 +	78.2%	76.6%	76.9%
2010 Population by Sex			
Males	1,576	7,753	11,992
Females	1,775	8,448	12,852
2016 Population by Sex			
Males	1,748	8,528	13,220
Females	1,945	9,192	14,055
2021 Population by Sex			
Males	1,921	9,357	14,494
Females	2,116	9,953	15,250

Source: U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2016 and 2021 Esri converted Census 2000 data into 2010 geography.

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2010 Population by Race/Ethnicity			
Total	3,350	16,201	24,844
White Alone	83.2%	72.5%	73.5%
Black Alone	9.9%	17.1%	17.2%
American Indian Alone	0.2%	0.5%	0.5%
Asian Alone	0.5%	1.1%	0.9%
Pacific Islander Alone	0.1%	0.2%	0.1%
Some Other Race Alone	3.9%	6.2%	5.4%
Two or More Races	2.2%	2.5%	2.4%
Hispanic Origin	8.7%	12.7%	11.3%
Diversity Index	41.0	56.8	54.4
2016 Population by Race/Ethnicity			
Total	3,693	17,721	27,275
White Alone	82.7%	71.6%	72.4%
Black Alone	9.3%	16.2%	16.6%
American Indian Alone	0.3%	0.5%	0.5%
Asian Alone	0.6%	1.3%	1.1%
Pacific Islander Alone	0.1%	0.2%	0.1%
Some Other Race Alone	4.4%	7.4%	6.5%
Two or More Races	2.5%	2.8%	2.7%
Hispanic Origin	10.0%	15.3%	13.6%
Diversity Index	43.2	60.0	57.8
2021 Population by Race/Ethnicity			
Total	4,036	19,309	29,745
White Alone	82.0%	70.5%	71.1%
Black Alone	8.9%	15.5%	16.2%
American Indian Alone	0.3%	0.5%	0.5%
Asian Alone	0.8%	1.5%	1.3%
Pacific Islander Alone	0.1%	0.2%	0.1%
Some Other Race Alone	5.1%	8.7%	7.7%
Two or More Races	2.9%	3.1%	3.1%
Hispanic Origin	11.7%	18.0%	16.2%
Diversity Index	46.1	63.2	61.2
2010 Population by Relationship and Household Type			
Total	3,351	16,201	24,844
In Households	96.9%	98.7%	98.9%
In Family Households	82.2%	83.4%	84.9%
Householder	26.3%	26.2%	26.7%
Spouse	19.6%	18.9%	19.5%
Child	28.7%	30.3%	31.1%
Other relative	4.1%	4.5%	4.5%
Nonrelative	3.6%	3.5%	3.3%
In Nonfamily Households	14.7%	15.2%	14.0%
In Group Quarters	3.1%	1.3%	1.1%
Institutionalized Population	3.0%	1.2%	0.9%
Noninstitutionalized Population	0.1%	0.1%	0.1%

Data Note: Persons of Hispanic Origin may be of any race. The Diversity Index measures the probability that two people from the same area will be from different race/ethnic groups.

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2016 Population 25+ by Educational Attainment			
Total	2,632	12,216	18,852
Less than 9th Grade	3.5%	6.7%	5.9%
9th - 12th Grade, No Diploma	8.8%	8.8%	9.5%
High School Graduate	30.4%	34.0%	34.1%
GED/Alternative Credential	5.1%	4.0%	3.7%
Some College, No Degree	20.1%	17.5%	17.7%
Associate Degree	10.9%	8.9%	8.9%
Bachelor's Degree	11.5%	11.5%	11.9%
Graduate/Professional Degree	9.7%	8.7%	8.3%
2016 Population 15+ by Marital Status			
Total	3,017	14,234	21,970
Never Married	23.0%	29.2%	29.3%
Married	52.5%	51.6%	50.4%
Widowed	10.6%	7.6%	7.2%
Divorced	13.9%	11.6%	13.1%
2016 Civilian Population 16+ in Labor Force			
Civilian Employed	95.0%	95.0%	94.4%
Civilian Unemployed	5.0%	5.0%	5.6%
2016 Employed Population 16+ by Industry			
Total	1,639	7,895	12,264
Agriculture/Mining	0.3%	1.0%	1.4%
Construction	5.5%	8.5%	7.5%
Manufacturing	12.1%	15.7%	12.5%
Wholesale Trade	1.8%	1.3%	1.5%
Retail Trade	17.1%	16.6%	16.9%
Transportation/Utilities	7.2%	4.3%	4.3%
Information	0.4%	0.7%	0.6%
Finance/Insurance/Real Estate	4.5%	2.9%	3.5%
Services	44.2%	41.0%	43.2%
Public Administration	7.0%	8.0%	8.7%
2016 Employed Population 16+ by Occupation			
Total	1,637	7,892	12,265
White Collar	61.3%	52.9%	53.9%
Management/Business/Financial	16.0%	11.8%	11.4%
Professional	21.1%	18.4%	19.7%
Sales	10.9%	10.6%	10.8%
Administrative Support	13.2%	12.1%	12.0%
Services	13.4%	16.6%	18.4%
Blue Collar	25.3%	30.5%	27.7%
Farming/Forestry/Fishing	0.5%	0.7%	0.8%
Construction/Extraction	5.9%	8.2%	6.9%
Installation/Maintenance/Repair	5.6%	5.0%	5.1%
Production	4.1%	7.9%	6.2%
Transportation/Material Moving	9.3%	8.7%	8.7%
2010 Population By Urban/ Rural Status			
Total Population	3,351	16,201	24,844
Population Inside Urbanized Area	0.0%	0.0%	0.0%
Population Inside Urbanized Cluster	80.8%	79.1%	66.7%
Rural Population	19.2%	20.9%	33.3%

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2010 Households by Type			
Total	1,350	6,286	9,436
Households with 1 Person	27.9%	26.6%	24.6%
Households with 2+ People	72.1%	73.4%	75.4%
Family Households	67.5%	67.9%	70.1%
Husband-wife Families	50.1%	48.9%	51.1%
With Related Children	18.7%	18.8%	19.8%
Other Family (No Spouse Present)	17.3%	19.0%	19.0%
Other Family with Male Householder	5.2%	5.3%	5.3%
With Related Children	3.2%	3.3%	3.3%
Other Family with Female Householder	12.1%	13.7%	13.7%
With Related Children	8.7%	9.8%	9.4%
Nonfamily Households	4.6%	5.4%	5.3%
All Households with Children	30.9%	32.5%	33.1%
Multigenerational Households	3.9%	4.1%	4.6%
Unmarried Partner Households	6.4%	6.8%	7.1%
Male-female	5.9%	6.0%	6.2%
Same-sex	0.6%	0.8%	0.9%
2010 Households by Size			
Total	1,349	6,287	9,436
1 Person Household	27.9%	26.6%	24.6%
2 Person Household	35.1%	35.2%	35.8%
3 Person Household	15.2%	15.1%	15.7%
4 Person Household	12.8%	12.4%	12.8%
5 Person Household	4.7%	5.9%	6.3%
6 Person Household	1.8%	2.1%	2.4%
7 + Person Household	2.4%	2.6%	2.5%
2010 Households by Tenure and Mortgage Status			
Total	1,350	6,286	9,435
Owner Occupied	73.5%	68.2%	73.3%
Owned with a Mortgage/Loan	48.4%	46.6%	50.1%
Owned Free and Clear	25.0%	21.6%	23.2%
Renter Occupied	26.5%	31.8%	26.7%
2010 Housing Units By Urban/ Rural Status			
Total Housing Units	1,446	6,836	10,416
Housing Units Inside Urbanized Area	0.0%	0.0%	0.0%
Housing Units Inside Urbanized Cluster	81.2%	79.5%	67.2%
Rural Housing Units	18.8%	20.5%	32.8%

Data Note: Households with children include any households with people under age 18, related or not. Multigenerational households are families with 3 or more parent-child relationships. Unmarried partner households are usually classified as nonfamily households unless there is another member of the household related to the householder. Multigenerational and unmarried partner households are reported only to the tract level. Esri estimated block group data, which is used to estimate polygons or non-standard geography.

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Top 3 Tapestry Segments			
	1. Comfortable Empty Nesters	Comfortable Empty Nesters	Southern Satellites (10A)
	2. Parks and Rec (5C)	Midlife Constants (5E)	Comfortable Empty Nesters
	3. Midlife Constants (5E)	Parks and Rec (5C)	Midlife Constants (5E)
2016 Consumer Spending			
Apparel & Services: Total \$	\$2,553,349	\$11,077,355	\$16,984,893
Average Spent	\$1,747.67	\$1,644.99	\$1,672.24
Spending Potential Index	87	82	83
Education: Total \$	\$1,912,415	\$7,906,274	\$11,604,126
Average Spent	\$1,308.98	\$1,174.08	\$1,142.48
Spending Potential Index	93	83	81
Entertainment/Recreation: Total \$	\$3,808,283	\$16,413,767	\$25,318,132
Average Spent	\$2,606.63	\$2,437.45	\$2,492.68
Spending Potential Index	89	84	86
Food at Home: Total \$	\$6,353,971	\$27,944,120	\$43,144,528
Average Spent	\$4,349.06	\$4,149.71	\$4,247.76
Spending Potential Index	87	83	85
Food Away from Home: Total \$	\$3,910,490	\$17,106,242	\$26,387,288
Average Spent	\$2,676.58	\$2,540.28	\$2,597.94
Spending Potential Index	87	82	84
Health Care: Total \$	\$7,205,830	\$30,896,469	\$47,922,159
Average Spent	\$4,932.12	\$4,588.13	\$4,718.14
Spending Potential Index	93	87	89
HH Furnishings & Equipment: Total \$	\$2,314,914	\$9,920,999	\$15,223,036
Average Spent	\$1,584.47	\$1,473.27	\$1,498.77
Spending Potential Index	90	83	85
Personal Care Products & Services: Total \$	\$946,581	\$4,079,055	\$6,258,538
Average Spent	\$647.90	\$605.74	\$616.18
Spending Potential Index	88	83	84
Shelter: Total \$	\$20,211,631	\$86,112,446	\$129,734,168
Average Spent	\$13,834.11	\$12,787.71	\$12,772.88
Spending Potential Index	89	82	82
Support Payments/Cash Contributions/Gifts in Kind: Total \$	\$3,173,385	\$13,472,657	\$20,758,675
Average Spent	\$2,172.06	\$2,000.69	\$2,043.78
Spending Potential Index	94	86	88
Travel: Total \$	\$2,524,466	\$10,469,770	\$15,822,041
Average Spent	\$1,727.90	\$1,554.76	\$1,557.75
Spending Potential Index	93	84	84
Vehicle Maintenance & Repairs: Total \$	\$1,351,672	\$5,857,691	\$9,045,399
Average Spent	\$925.17	\$869.87	\$890.56
Spending Potential Index	89	84	86

Data Note: Consumer spending shows the amount spent on a variety of goods and services by households that reside in the area. Expenditures are shown by broad budget categories that are not mutually exclusive. Consumer spending does not equal business revenue. Total and Average Amount Spent Per Household represent annual figures. The Spending Potential Index represents the amount spent in the area relative to a national average of 100.

Source: Consumer Spending data are derived from the 2013 and 2014 Consumer Expenditure Surveys, Bureau of Labor Statistics. Esri.

Source: U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2016 and 2021 Esri converted Census 2000 data into 2010 geography.

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