

Expanded Profile

2010-2020 Census, 2022 Estimates with 2027 Projections
 Calculated using Weighted Block Centroid from Block Groups

Lat/Lon: 39.8321/-75.5382

Brandywine Town Center Wilmington, DE 19803	3 mi radius		5 mi radius		10 mi radius	
Population						
Estimated Population (2022)	46,158		124,994		520,267	
Projected Population (2027)	46,540		126,639		527,053	
Census Population (2020)	46,208		125,027		518,331	
Census Population (2010)	45,428		119,483		505,816	
Projected Annual Growth (2022 to 2027)	382	0.2%	1,645	0.3%	6,786	0.3%
Historical Annual Growth (2020 to 2022)	-50	-	-33	-	1,936	0.2%
Historical Annual Growth (2010 to 2020)	780	0.9%	5,544	2.3%	12,515	1.2%
Estimated Population Density (2022)	1,633 psm		1,592 psm		1,657 psm	
Trade Area Size	28.3 sq mi		78.5 sq mi		314.0 sq mi	
Households						
Estimated Households (2022)	18,334		51,123		205,310	
Projected Households (2027)	18,836		52,721		211,773	
Census Households (2020)	18,239		50,828		203,283	
Census Households (2010)	18,048		48,146		193,739	
Estimated Households with Children (2022)	5,208	28.4%	14,377	28.1%	59,092	28.8%
Estimated Average Household Size (2022)	2.48		2.42		2.44	
Average Household Income						
Estimated Average Household Income (2022)	\$152,243		\$132,752		\$113,702	
Projected Average Household Income (2027)	\$180,063		\$158,324		\$141,013	
Estimated Average Family Income (2022)	\$181,102		\$163,525		\$140,455	
Median Household Income						
Estimated Median Household Income (2022)	\$121,473		\$104,403		\$87,632	
Projected Median Household Income (2027)	\$143,801		\$124,016		\$104,317	
Estimated Median Family Income (2022)	\$147,535		\$134,511		\$115,016	
Per Capita Income						
Estimated Per Capita Income (2022)	\$60,576		\$54,393		\$45,227	
Projected Per Capita Income (2027)	\$72,981		\$66,007		\$57,013	
Estimated Per Capita Income 5 Year Growth	\$12,405	20.5%	\$11,614	21.4%	\$11,786	26.1%
Estimated Average Household Net Worth (2022)	\$1,441,086		\$1,221,817		\$1,075,474	
Daytime Demos (2022)						
Total Businesses	2,171		5,976		25,488	
Total Employees	26,899		79,293		318,753	
Company Headquarter Businesses	106	4.9%	304	5.1%	1,317	5.2%
Company Headquarter Employees	4,119	15.3%	16,847	21.2%	60,964	19.1%
Employee Population per Business	12.4		13.3		12.5	
Residential Population per Business	21.3		20.9		20.4	

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Brandywine Town Center Wilmington, DE 19803		3 mi radius		5 mi radius		10 mi radius	
Race & Ethnicity							
White (2022)	36,340	78.7%	89,467	71.6%	325,951	62.7%	
Black or African American (2022)	2,979	6.5%	18,439	14.8%	116,343	22.4%	
American Indian or Alaska Native (2022)	77	0.2%	202	0.2%	1,291	0.2%	
Asian (2022)	4,702	10.2%	10,323	8.3%	32,576	6.3%	
Hawaiian or Pacific Islander (2022)	11	-	27	-	114	-	
Other Race (2022)	673	1.5%	1,940	1.6%	14,225	2.7%	
Two or More Races (2022)	1,376	3.0%	4,596	3.7%	29,767	5.7%	
Not Hispanic or Latino Population (2022)	44,571	96.6%	119,394	95.5%	473,921	91.1%	
Hispanic or Latino Population (2022)	1,587	3.4%	5,600	4.5%	46,346	8.9%	
Not Hispanic or Latino Population (2027)	44,936	96.6%	120,990	95.5%	480,183	91.1%	
Hispanic or Latino Population (2027)	1,605	3.4%	5,649	4.5%	46,869	8.9%	
Not Hispanic or Latino Population (2020)	44,633	96.6%	119,372	95.5%	467,719	90.2%	
Hispanic or Latino Population (2020)	1,575	3.4%	5,656	4.5%	50,612	9.8%	
Not Hispanic or Latino Population (2010)	44,458	97.9%	115,936	97.0%	465,710	92.1%	
Hispanic or Latino Population (2010)	970	2.1%	3,546	3.0%	40,106	7.9%	
Projected Hispanic Annual Growth (2022 to 2027)	18	0.2%	48	0.2%	523	0.2%	
Historic Hispanic Annual Growth (2010 to 2022)	616	5.3%	2,054	4.8%	6,240	1.3%	
Age Distribution (2022)							
Age Under 5	2,086	4.5%	5,956	4.8%	27,179	5.2%	
Age 5 to 9 Years	2,765	6.0%	7,052	5.6%	29,844	5.7%	
Age 10 to 14 Years	2,688	5.8%	7,221	5.8%	31,170	6.0%	
Age 15 to 19 Years	2,253	4.9%	6,337	5.1%	33,908	6.5%	
Age 20 to 24 Years	1,539	3.3%	4,890	3.9%	32,749	6.3%	
Age 25 to 29 Years	1,970	4.3%	6,247	5.0%	32,708	6.3%	
Age 30 to 34 Years	2,536	5.5%	7,561	6.0%	34,165	6.6%	
Age 35 to 39 Years	2,928	6.3%	8,005	6.4%	31,985	6.1%	
Age 40 to 44 Years	2,965	6.4%	8,001	6.4%	30,743	5.9%	
Age 45 to 49 Years	2,695	5.8%	7,205	5.8%	28,840	5.5%	
Age 50 to 54 Years	3,169	6.9%	8,609	6.9%	33,890	6.5%	
Age 55 to 59 Years	3,631	7.9%	9,717	7.8%	37,116	7.1%	
Age 60 to 64 Years	3,679	8.0%	9,978	8.0%	36,848	7.1%	
Age 65 to 74 Years	6,360	13.8%	16,191	13.0%	56,903	10.9%	
Age 75 to 84 Years	3,414	7.4%	8,454	6.8%	29,080	5.6%	
Age 85 Years or Over	1,479	3.2%	3,570	2.9%	13,141	2.5%	
Median Age	46.8		45.3		40.7		
Gender Age Distribution (2022)							
Female Population	23,739	51.4%	64,582	51.7%	268,393	51.6%	
Age 0 to 19 Years	4,756	20.0%	12,960	20.1%	60,138	22.4%	
Age 20 to 64 Years	12,798	53.9%	36,004	55.7%	152,093	56.7%	
Age 65 Years or Over	6,186	26.1%	15,619	24.2%	56,162	20.9%	
Female Median Age	48.1		46.6		42.2		
Male Population	22,419	48.6%	60,412	48.3%	251,874	48.4%	
Age 0 to 19 Years	5,037	22.5%	13,606	22.5%	61,963	24.6%	
Age 20 to 64 Years	12,315	54.9%	34,209	56.6%	146,949	58.3%	
Age 65 Years or Over	5,067	22.6%	12,597	20.9%	42,961	17.1%	
Male Median Age	45.4		43.9		39.2		

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Household Income Distribution (2022)							
HH Income \$200,000 or More	4,188	22.8%	9,251	18.1%	27,782	13.5%	
HH Income \$150,000 to \$199,999	2,188	11.9%	5,337	10.4%	16,794	8.2%	
HH Income \$100,000 to \$149,999	3,719	20.3%	9,527	18.6%	34,176	16.6%	
HH Income \$75,000 to \$99,999	2,375	13.0%	7,039	13.8%	28,262	13.8%	
HH Income \$50,000 to \$74,999	2,170	11.8%	6,680	13.1%	31,895	15.5%	
HH Income \$35,000 to \$49,999	1,282	7.0%	3,926	7.7%	18,675	9.1%	
HH Income \$25,000 to \$34,999	1,062	5.8%	3,975	7.8%	15,486	7.5%	
HH Income \$15,000 to \$24,999	606	3.3%	2,304	4.5%	12,552	6.1%	
HH Income Under \$15,000	744	4.1%	3,085	6.0%	19,688	9.6%	
HH Income \$35,000 or More	15,922	86.8%	41,759	81.7%	157,584	76.8%	
HH Income \$75,000 or More	12,471	68.0%	31,154	60.9%	107,014	52.1%	
Housing (2022)							
Total Housing Units	18,989		54,186		222,414		
Housing Units Occupied	18,334	96.6%	51,123	94.3%	205,310	92.3%	
Housing Units Owner-Occupied	15,372	83.8%	39,096	76.5%	138,888	67.6%	
Housing Units, Renter-Occupied	2,963	16.2%	12,027	23.5%	66,422	32.4%	
Housing Units, Vacant	655	3.6%	3,062	6.0%	17,105	8.3%	
Marital Status (2022)							
Never Married	10,255	26.6%	29,807	28.5%	164,909	38.2%	
Currently Married	20,712	53.6%	53,837	51.4%	182,149	42.2%	
Separated	1,251	3.2%	3,692	3.5%	16,616	3.8%	
Widowed	3,135	8.1%	8,344	8.0%	28,110	6.5%	
Divorced	3,266	8.5%	9,085	8.7%	40,290	9.3%	
Household Type (2022)							
Population Family	39,075	84.7%	103,403	82.7%	406,911	78.2%	
Population Non-Family	6,435	13.9%	20,191	16.2%	94,750	18.2%	
Population Group Quarters	648	1.4%	1,400	1.1%	18,606	3.6%	
Family Households	12,903	70.4%	34,099	66.7%	129,865	63.3%	
Non-Family Households	5,431	29.6%	17,025	33.3%	75,445	36.7%	
Married Couple with Children	4,268	20.6%	10,606	19.7%	36,455	20.0%	
Average Family Household Size	3.0		3.0		3.1		
Household Size (2022)							
1 Person Households	4,642	25.3%	14,493	28.3%	62,043	30.2%	
2 Person Households	6,890	37.6%	18,393	36.0%	69,360	33.8%	
3 Person Households	2,716	14.8%	7,578	14.8%	30,753	15.0%	
4 Person Households	2,564	14.0%	6,590	12.9%	25,232	12.3%	
5 Person Households	1,083	5.9%	2,843	5.6%	11,544	5.6%	
6 or More Person Households	439	2.4%	1,227	2.4%	6,377	3.1%	
Household Vehicles (2022)							
Households with 0 Vehicles Available	906	4.9%	3,002	5.9%	17,991	8.8%	
Households with 1 Vehicles Available	4,976	27.1%	16,884	33.0%	76,380	37.2%	
Households with 2 or More Vehicles Available	12,453	67.9%	31,238	61.1%	110,939	54.0%	
Total Vehicles Available	35,535		92,574		345,153		
Average Vehicles Per Household	1.9		1.8		1.7		

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Brandywine Town Center		3 mi radius		5 mi radius		10 mi radius	
Wilmington, DE 19803							
Labor Force (2022)							
Estimated Labor Population Age 16 Years or Over		38,076		103,274		425,592	
Estimated Civilian Employed		22,692	59.6%	62,137	60.2%	256,507	60.3%
Estimated Civilian Unemployed		751	2.0%	2,012	1.9%	12,451	2.9%
Estimated in Armed Forces		79	0.2%	152	0.1%	514	0.1%
Estimated Not in Labor Force		14,555	38.2%	38,973	37.7%	156,120	36.7%
Unemployment Rate		2.0%		1.9%		2.9%	
Occupation (2022)							
Occupation: Population Age 16 Years or Over		22,692		62,137		256,507	
Management, Business, Financial Operations		4,822	21.3%	13,310	21.4%	49,884	19.4%
Professional, Related		7,935	35.0%	20,755	33.4%	74,185	28.9%
Service		2,665	11.7%	7,570	12.2%	39,307	15.3%
Sales, Office		4,198	18.5%	11,394	18.3%	50,444	19.7%
Farming, Fishing, Forestry		17	-	38	-	1,009	0.4%
Construct, Extraction, Maintenance		1,439	6.3%	3,726	6.0%	16,474	6.4%
Production, Transport Material Moving		1,615	7.1%	5,344	8.6%	25,204	9.8%
White Collar Workers		16,955	74.7%	45,459	73.2%	174,513	68.0%
Blue Collar Workers		5,737	25.3%	16,678	26.8%	81,994	32.0%
Consumer Expenditure (2022)							
Total Household Expenditure		\$1.76 B		\$4.42 B		\$15.74 B	
Total Non-Retail Expenditure		\$937.98 M	53.2%	\$2.35 B	53.1%	\$8.35 B	53.1%
Total Retail Expenditure		\$825.26 M	46.8%	\$2.07 B	46.9%	\$7.39 B	46.9%
Apparel		\$63.49 M	3.6%	\$158.36 M	3.6%	\$561.19 M	3.6%
Contributions		\$63.98 M	3.6%	\$156.89 M	3.5%	\$542.26 M	3.4%
Education		\$62.08 M	3.5%	\$150.36 M	3.4%	\$515.68 M	3.3%
Entertainment		\$103.45 M	5.9%	\$257.04 M	5.8%	\$905.23 M	5.7%
Food and Beverages		\$253.03 M	14.4%	\$638.57 M	14.4%	\$2.29 B	14.6%
Furnishings and Equipment		\$63.85 M	3.6%	\$158.86 M	3.6%	\$560.47 M	3.6%
Gifts		\$49.17 M	2.8%	\$119.8 M	2.7%	\$413.48 M	2.6%
Health Care		\$143.73 M	8.2%	\$364.13 M	8.2%	\$1.31 B	8.3%
Household Operations		\$71.75 M	4.1%	\$178.63 M	4.0%	\$629.53 M	4.0%
Miscellaneous Expenses		\$33.83 M	1.9%	\$84.59 M	1.9%	\$299.96 M	1.9%
Personal Care		\$23.64 M	1.3%	\$59.33 M	1.3%	\$211.29 M	1.3%
Personal Insurance		\$13.72 M	0.8%	\$33.6 M	0.8%	\$116.13 M	0.7%
Reading		\$3.95 M	0.2%	\$9.85 M	0.2%	\$34.8 M	0.2%
Shelter		\$368.18 M	20.9%	\$925.94 M	20.9%	\$3.31 B	21.0%
Tobacco		\$8.67 M	0.5%	\$23.03 M	0.5%	\$87.21 M	0.6%
Transportation		\$316.29 M	17.9%	\$794.79 M	18.0%	\$2.84 B	18.0%
Utilities		\$120.44 M	6.8%	\$308.22 M	7.0%	\$1.12 B	7.1%
Educational Attainment (2022)							
Adult Population Age 25 Years or Over		34,826		93,538		365,417	
Elementary (Grade Level 0 to 8)		508	1.5%	1,422	1.5%	9,469	2.6%
Some High School (Grade Level 9 to 11)		879	2.5%	2,577	2.8%	15,717	4.3%
High School Graduate		6,822	19.6%	21,320	22.8%	103,370	28.3%
Some College		4,226	12.1%	13,042	13.9%	55,813	15.3%
Associate Degree Only		2,568	7.4%	7,224	7.7%	24,943	6.8%
Bachelor Degree Only		10,236	29.4%	24,963	26.7%	86,614	23.7%
Graduate Degree		9,586	27.5%	22,989	24.6%	69,492	19.0%

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Units In Structure (2022)							
1 Detached Unit	12,947	71.7%	31,066	64.5%	102,939	53.1%	
1 Attached Unit	2,814	15.6%	8,494	17.6%	50,352	26.0%	
2 to 4 Units	294	1.6%	1,878	3.9%	11,994	6.2%	
5 to 9 Units	454	2.5%	2,363	4.9%	9,683	5.0%	
10 to 19 Units	570	3.2%	2,416	5.0%	9,337	4.8%	
20 to 49 Units	319	1.8%	1,343	2.8%	5,749	3.0%	
50 or More Units	647	3.6%	2,812	5.8%	12,647	6.5%	
Mobile Home or Trailer	248	1.4%	639	1.3%	2,195	1.1%	
Other Structure	41	0.2%	113	0.2%	413	0.2%	
Homes Built By Year (2022)							
Homes Built 2010 or later	782	4.3%	2,754	5.7%	12,888	6.7%	
Homes Built 2000 to 2009	1,887	10.5%	5,050	10.5%	16,900	8.7%	
Homes Built 1990 to 1999	2,179	12.1%	5,207	10.8%	19,287	10.0%	
Homes Built 1980 to 1989	1,619	9.0%	5,048	10.5%	22,009	11.4%	
Homes Built 1970 to 1979	2,581	14.3%	6,664	13.8%	26,236	13.5%	
Homes Built 1960 to 1969	3,568	19.8%	7,994	16.6%	26,412	13.6%	
Homes Built 1950 to 1959	3,616	20.0%	9,553	19.8%	33,056	17.1%	
Homes Built Before 1949	2,101	11.6%	8,853	18.4%	48,523	25.0%	
Home Values (2022)							
Home Values \$1,000,000 or More	167	1.1%	699	1.8%	3,053	2.2%	
Home Values \$500,000 to \$999,999	3,394	22.1%	8,362	21.4%	28,482	20.5%	
Home Values \$400,000 to \$499,999	3,548	23.1%	6,862	17.6%	20,836	15.0%	
Home Values \$300,000 to \$399,999	4,547	29.6%	9,590	24.5%	26,187	18.9%	
Home Values \$200,000 to \$299,999	2,589	16.8%	8,450	21.6%	29,422	21.2%	
Home Values \$150,000 to \$199,999	371	2.4%	2,204	5.6%	12,114	8.7%	
Home Values \$100,000 to \$149,999	213	1.4%	1,238	3.2%	7,474	5.4%	
Home Values \$70,000 to \$99,999	109	0.7%	569	1.5%	4,138	3.0%	
Home Values \$50,000 to \$69,999	65	0.4%	245	0.6%	2,434	1.8%	
Home Values \$25,000 to \$49,999	208	1.4%	367	0.9%	2,035	1.5%	
Home Values Under \$25,000	160	1.0%	511	1.3%	2,714	2.0%	
Owner-Occupied Median Home Value	\$410,677		\$384,669		\$345,516		
Renter-Occupied Median Rent	\$1,260		\$1,169		\$1,115		
Transportation To Work (2022)							
Drive to Work Alone	12,684	55.9%	37,148	59.8%	157,495	61.4%	
Drive to Work in Carpool	692	3.0%	2,205	3.5%	14,037	5.5%	
Travel to Work by Public Transportation	373	1.6%	1,142	1.8%	7,156	2.8%	
Drive to Work on Motorcycle	-	-	3	-	82	-	
Walk or Bicycle to Work	174	0.8%	695	1.1%	6,325	2.5%	
Other Means	332	1.5%	697	1.1%	3,064	1.2%	
Work at Home	8,437	37.2%	20,246	32.6%	68,348	26.6%	
Travel Time (2022)							
Travel to Work in 14 Minutes or Less	3,891	17.1%	11,118	17.9%	53,858	21.0%	
Travel to Work in 15 to 29 Minutes	5,814	25.6%	16,656	26.8%	75,432	29.4%	
Travel to Work in 30 to 59 Minutes	3,741	16.5%	11,592	18.7%	48,498	18.9%	
Travel to Work in 60 Minutes or More	809	3.6%	2,525	4.1%	10,371	4.0%	
Average Minutes Travel to Work	20.8		21.2		20.8		