

Expanded Profile

2010-2020 Census, 2025 Estimates with 2030 Projections
Calculated using Weighted Block Centroid from Block Groups



Lat/Lon: 39.8322/-75.5381

Brandywine Town Center Wilmington, DE 19803	3 mi radius	5 mi radius	10 mi radius
Population			
Estimated Population (2025)	46,466	128,130	539,281
Projected Population (2030)	46,340	127,592	539,817
Census Population (2020)	46,237	126,895	518,499
Census Population (2010)	45,455	121,637	505,971
Projected Annual Growth (2025 to 2030)	-126 -	-538 -	535 -
Historical Annual Growth (2020 to 2025)	229 -	1,235 0.2%	20,782 0.8%
Historical Annual Growth (2010 to 2020)	782 0.3%	5,258 0.9%	12,528 0.5%
Estimated Population Density (2025)	1,644 psm	1,632 psm	1,717 psm
Trade Area Size	28.3 sq mi	78.5 sq mi	314.0 sq mi
Households			
Estimated Households (2025)	18,367	52,192	213,795
Projected Households (2030)	18,586	52,683	217,621
Census Households (2020)	18,249	51,082	203,354
Census Households (2010)	18,057	48,600	193,806
Estimated Households with Children (2025)	5,130 27.9%	13,735 26.3%	61,203 28.6%
Estimated Average Household Size (2025)	2.49	2.40	2.42
Average Household Income			
Estimated Average Household Income (2025)	\$200,458	\$168,387	\$139,477
Projected Average Household Income (2030)	\$197,168	\$165,554	\$137,061
Estimated Average Family Income (2025)	\$251,983	\$218,529	\$174,379
Median Household Income			
Estimated Median Household Income (2025)	\$150,444	\$125,140	\$103,649
Projected Median Household Income (2030)	\$149,407	\$124,285	\$102,665
Estimated Median Family Income (2025)	\$185,280	\$163,913	\$134,606
Per Capita Income			
Estimated Per Capita Income (2025)	\$79,329	\$68,676	\$55,554
Projected Per Capita Income (2030)	\$79,174	\$68,443	\$55,514
Estimated Per Capita Income 5 Year Growth	-\$155 -0.2%	-\$233 -0.3%	-\$40 -
Estimated Average Household Net Worth (2025)	\$2,545,366	\$2,004,894	\$1,500,374
Daytime Demos (2025)			
Total Businesses	2,123	5,939	25,632
Total Employees	25,111	66,020	295,694
Company Headquarter Businesses	97 4.6%	272 4.6%	1,189 4.6%
Company Headquarter Employees	4,132 16.5%	13,391 20.3%	57,227 19.4%
Employee Population per Business	11.8	11.1	11.5
Residential Population per Business	21.9	21.6	21.0

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Race & Ethnicity

White (2025)	36,188	77.9%	90,167	70.4%	337,203	62.5%
Black or African American (2025)	3,337	7.2%	20,219	15.8%	125,487	23.3%
American Indian or Alaska Native (2025)	76	0.2%	206	0.2%	1,381	0.3%
Asian (2025)	4,705	10.1%	10,638	8.3%	26,822	5.0%
Hawaiian or Pacific Islander (2025)	10	-	28	-	122	-
Other Race (2025)	506	1.1%	2,024	1.6%	19,151	3.6%
Two or More Races (2025)	1,644	3.5%	4,848	3.8%	29,115	5.4%
Not Hispanic or Latino Population (2025)	44,536	95.8%	121,715	95.0%	488,491	90.6%
Hispanic or Latino Population (2025)	1,931	4.2%	6,415	5.0%	50,790	9.4%
Not Hispanic or Latino Population (2030)	43,975	94.9%	120,163	94.2%	487,299	90.3%
Hispanic or Latino Population (2030)	2,365	5.1%	7,429	5.8%	52,517	9.7%
Not Hispanic or Latino Population (2020)	44,649	96.6%	121,354	95.6%	466,596	90.0%
Hispanic or Latino Population (2020)	1,588	3.4%	5,541	4.4%	51,903	10.0%
Not Hispanic or Latino Population (2010)	44,484	97.9%	118,031	97.0%	465,893	92.1%
Hispanic or Latino Population (2010)	971	2.1%	3,607	3.0%	40,078	7.9%
Projected Hispanic Annual Growth (2025 to 2030)	434	4.5%	1,014	3.2%	1,727	0.7%
Historic Hispanic Annual Growth (2010 to 2025)	960	6.6%	2,808	5.2%	10,713	1.8%

Age Distribution (2025)

Age Under 5	2,197	4.7%	6,151	4.8%	28,205	5.2%
Age 5 to 9 Years	2,527	5.4%	6,772	5.3%	31,106	5.8%
Age 10 to 14 Years	2,895	6.2%	7,525	5.9%	32,657	6.1%
Age 15 to 19 Years	2,876	6.2%	7,533	5.9%	38,171	7.1%
Age 20 to 24 Years	1,820	3.9%	5,348	4.2%	32,617	6.0%
Age 25 to 29 Years	1,782	3.8%	6,306	4.9%	32,916	6.1%
Age 30 to 34 Years	2,341	5.0%	7,911	6.2%	36,469	6.8%
Age 35 to 39 Years	2,682	5.8%	8,072	6.3%	35,415	6.6%
Age 40 to 44 Years	2,935	6.3%	7,870	6.1%	33,507	6.2%
Age 45 to 49 Years	2,705	5.8%	7,207	5.6%	29,714	5.5%
Age 50 to 54 Years	3,016	6.5%	8,265	6.5%	32,375	6.0%
Age 55 to 59 Years	3,267	7.0%	8,874	6.9%	34,667	6.4%
Age 60 to 64 Years	3,475	7.5%	9,490	7.4%	36,624	6.8%
Age 65 to 74 Years	6,328	13.6%	16,543	12.9%	59,232	11.0%
Age 75 to 84 Years	4,019	8.6%	10,166	7.9%	32,496	6.0%
Age 85 Years or Over	1,600	3.4%	4,098	3.2%	13,110	2.4%
Median Age	46.7		45.4		40.5	

Gender Age Distribution (2025)

Female Population	23,718	51.0%	65,229	50.9%	269,049	49.9%
Age 0 to 19 Years	5,108	21.5%	13,671	21.0%	60,960	22.7%
Age 20 to 64 Years	12,191	51.4%	34,820	53.4%	151,936	56.5%
Age 65 Years or Over	6,419	27.1%	16,738	25.7%	56,153	20.9%
Female Median Age	47.8		46.6		42.0	
Male Population	22,748	49.0%	62,901	49.1%	270,232	50.1%
Age 0 to 19 Years	5,388	23.7%	14,310	22.8%	69,179	25.6%
Age 20 to 64 Years	11,832	52.0%	34,522	54.9%	152,367	56.4%
Age 65 Years or Over	5,528	24.3%	14,069	22.4%	48,686	18.0%
Male Median Age	45.7		44.1		39.0	

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Household Income Distribution (2025)

HH Income \$200,000 or More	6,056	33.0%	13,155	25.2%	39,007	18.2%
HH Income \$150,000 to \$199,999	2,451	13.3%	5,937	11.4%	21,888	10.2%
HH Income \$100,000 to \$149,999	3,632	19.8%	9,762	18.7%	37,661	17.6%
HH Income \$75,000 to \$99,999	1,762	9.6%	5,375	10.3%	25,115	11.7%
HH Income \$50,000 to \$74,999	1,932	10.5%	6,619	12.7%	30,789	14.4%
HH Income \$35,000 to \$49,999	714	3.9%	3,610	6.9%	18,075	8.5%
HH Income \$25,000 to \$34,999	796	4.3%	2,891	5.5%	13,505	6.3%
HH Income \$15,000 to \$24,999	421	2.3%	2,034	3.9%	10,784	5.0%
HH Income Under \$15,000	602	3.3%	2,809	5.4%	16,971	7.9%
HH Income \$35,000 or More	16,549	90.1%	44,458	85.2%	172,535	80.7%
HH Income \$75,000 or More	13,902	75.7%	34,229	65.6%	123,671	57.8%

Housing (2025)

Total Housing Units	18,943		53,902		222,097	
Housing Units Occupied	18,367	97.0%	52,192	96.8%	213,795	96.3%
Housing Units Owner-Occupied	15,498	84.4%	38,241	73.3%	135,196	63.2%
Housing Units, Renter-Occupied	2,869	15.6%	13,952	26.7%	78,600	36.8%
Housing Units, Vacant	576	3.1%	1,709	3.3%	8,302	3.9%

Marital Status (2025)

Never Married	10,628	27.4%	31,882	29.6%	172,534	38.6%
Currently Married	20,629	53.1%	53,882	50.0%	185,898	41.6%
Separated	1,310	3.4%	4,176	3.9%	17,589	3.9%
Widowed	3,046	7.8%	8,399	7.8%	28,925	6.5%
Divorced	3,233	8.3%	9,343	8.7%	42,367	9.5%

Household Type (2025)

Population Family	37,592	80.9%	98,334	76.7%	406,091	75.3%
Population Non-Family	8,228	17.7%	26,933	21.0%	111,619	20.7%
Population Group Quarters	646	1.4%	2,863	2.2%	21,572	4.0%
Family Households	11,934	65.0%	31,263	59.9%	129,327	60.5%
Non-Family Households	6,433	35.0%	20,930	40.1%	84,469	39.5%
Married Couple with Children	4,374	21.2%	10,558	19.6%	38,478	20.7%
Average Family Household Size	3.2		3.1		3.1	

Household Size (2025)

1 Person Households	5,434	29.6%	17,596	33.7%	69,162	32.3%
2 Person Households	5,579	30.4%	15,351	29.4%	66,184	31.0%
3 Person Households	2,776	15.1%	7,716	14.8%	32,077	15.0%
4 Person Households	2,928	15.9%	7,110	13.6%	27,031	12.6%
5 Person Households	1,146	6.2%	2,974	5.7%	12,120	5.7%
6 or More Person Households	504	2.7%	1,446	2.8%	7,220	3.4%

Household Vehicles (2025)

Households with 0 Vehicles Available	824	4.5%	3,518	6.7%	23,248	10.9%
Households with 1 Vehicles Available	5,018	27.3%	17,429	33.4%	80,476	37.6%
Households with 2 or More Vehicles Available	12,525	68.2%	31,245	59.9%	110,071	51.5%
Total Vehicles Available	35,434		93,509		347,738	
Average Vehicles Per Household	1.9		1.8		1.6	

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Labor Force (2025)

Estimated Labor Population Age 16 Years or Over	38,223		106,064		440,378	
Estimated Civilian Employed	22,945	60.0%	62,972	59.4%	262,422	59.6%
Estimated Civilian Unemployed	787	2.1%	1,894	1.8%	11,170	2.5%
Estimated in Armed Forces	80	0.2%	93	-	319	-
Estimated Not in Labor Force	14,411	37.7%	41,105	38.8%	166,467	37.8%
Unemployment Rate	2.1%		1.8%		2.5%	

Occupation (2025)

Occupation: Population Age 16 Years or Over	22,944		62,970		262,413	
Management, Business, Financial Operations	5,528	24.1%	14,774	23.5%	54,728	20.9%
Professional, Related Service	7,998	34.9%	20,177	32.0%	74,916	28.5%
Sales, Office	2,543	11.1%	7,961	12.6%	40,899	15.6%
Farming, Fishing, Forestry	3,818	16.6%	10,978	17.4%	46,769	17.8%
Construct, Extraction, Maintenance	25	0.1%	47	-	704	0.3%
Production, Transport Material Moving	1,353	5.9%	3,388	5.4%	16,714	6.4%
White Collar Workers	1,679	7.3%	5,645	9.0%	27,683	10.5%
Blue Collar Workers	17,344	75.6%	45,929	72.9%	176,412	67.2%
	5,601	24.4%	17,041	27.1%	86,000	32.8%

Consumer Expenditure (2025)

Total Household Expenditure	\$2.62 B		\$6.58 B		\$24.16 B	
Total Non-Retail Expenditure	\$1.39 B	53.0%	\$3.44 B	52.2%	\$12.44 B	51.5%
Total Retail Expenditure	\$1.23 B	47.0%	\$3.14 B	47.8%	\$11.72 B	48.5%
Alcoholic Beverages	\$16.08 M	0.6%	\$40.33 M	0.6%	\$148.57 M	0.6%
Apparel	\$46.86 M	1.8%	\$118.59 M	1.8%	\$442.62 M	1.8%
Contributions	\$90.14 M	3.4%	\$221.99 M	3.4%	\$796.66 M	3.3%
Education	\$62.43 M	2.4%	\$154.84 M	2.4%	\$561.4 M	2.3%
Entertainment	\$144.04 M	5.5%	\$365.3 M	5.6%	\$1.37 B	5.7%
Food Away From Home	\$112.48 M	4.3%	\$284.01 M	4.3%	\$1.06 B	4.4%
Grocery	\$137.92 M	5.3%	\$367.64 M	5.6%	\$1.47 B	6.1%
Health Care	\$131.92 M	5.0%	\$365.83 M	5.6%	\$1.44 B	6.0%
Household Furnishings and Equipment	\$68.85 M	2.6%	\$173.29 M	2.6%	\$641.65 M	2.7%
Household Operations	\$46.72 M	1.8%	\$118.57 M	1.8%	\$445.3 M	1.8%
Miscellaneous Expenses	\$43.69 M	1.7%	\$110.43 M	1.7%	\$410.68 M	1.7%
Personal Care	\$28.51 M	1.1%	\$74.84 M	1.1%	\$293.29 M	1.2%
Shelter	\$368.3 M	14.0%	\$966.69 M	14.7%	\$3.77 B	15.6%
Tax and Retirement	\$830.34 M	31.7%	\$1.96 B	29.7%	\$6.64 B	27.5%
Tobacco and Related	\$7.14 M	0.3%	\$21.65 M	0.3%	\$99.55 M	0.4%
Transportation	\$389.68 M	14.9%	\$980.87 M	14.9%	\$3.53 B	14.6%
Utilities	\$96.41 M	3.7%	\$258.54 M	3.9%	\$1.04 B	4.3%

Educational Attainment (2025)

Adult Population Age 25 Years or Over	34,151		94,801		376,524	
Elementary (Grade Level 0 to 8)	398	1.2%	1,229	1.3%	9,161	2.4%
Some High School (Grade Level 9 to 11)	857	2.5%	2,770	2.9%	16,257	4.3%
High School Graduate	6,127	17.9%	21,158	22.3%	100,713	26.7%
Some College	3,877	11.4%	13,310	14.0%	57,069	15.2%
Associate Degree Only	2,649	7.8%	7,171	7.6%	26,828	7.1%
Bachelor Degree Only	9,633	28.2%	24,956	26.3%	92,298	24.5%
Graduate Degree	10,610	31.1%	24,208	25.5%	74,197	19.7%

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Units In Structure (2025)

1 Detached Unit	12,536	69.4%	30,672	63.1%	102,427	52.9%
1 Attached Unit	2,894	16.0%	8,299	17.1%	49,630	25.6%
2 to 4 Units	408	2.3%	2,004	4.1%	13,501	7.0%
5 to 9 Units	394	2.2%	2,377	4.9%	10,707	5.5%
10 to 19 Units	512	2.8%	3,013	6.2%	12,915	6.7%
20 to 49 Units	419	2.3%	1,477	3.0%	7,205	3.7%
50 or More Units	859	4.8%	3,558	7.3%	15,081	7.8%
Mobile Home or Trailer	346	1.9%	793	1.6%	2,329	1.2%
Other Structure	-	-	-	-	-	-

Homes Built By Year (2025)

Homes Built 2010 or later	1,166	6.5%	3,765	7.7%	14,605	7.5%
Homes Built 2000 to 2009	1,902	10.5%	5,355	11.0%	16,641	8.6%
Homes Built 1990 to 1999	2,186	12.1%	4,776	9.8%	17,550	9.1%
Homes Built 1980 to 1989	1,660	9.2%	5,080	10.5%	23,421	12.1%
Homes Built 1970 to 1979	2,472	13.7%	7,535	15.5%	29,890	15.4%
Homes Built 1960 to 1969	4,356	24.1%	8,976	18.5%	28,104	14.5%
Homes Built 1950 to 1959	3,496	19.4%	9,377	19.3%	33,971	17.5%
Homes Built Before 1949	1,129	6.3%	7,328	15.1%	49,613	25.6%

Home Values (2025)

Home Values \$1,000,000 or More	604	3.9%	1,705	4.5%	5,427	4.0%
Home Values \$500,000 to \$999,999	5,019	32.4%	10,838	28.3%	36,104	26.7%
Home Values \$400,000 to \$499,999	4,053	26.2%	7,957	20.8%	20,913	15.5%
Home Values \$300,000 to \$399,999	4,040	26.1%	9,410	24.6%	25,457	18.8%
Home Values \$200,000 to \$299,999	930	6.0%	5,261	13.8%	24,485	18.1%
Home Values \$150,000 to \$199,999	274	1.8%	1,318	3.4%	9,280	6.9%
Home Values \$100,000 to \$149,999	114	0.7%	619	1.6%	4,972	3.7%
Home Values \$70,000 to \$99,999	140	0.9%	242	0.6%	2,939	2.2%
Home Values \$50,000 to \$69,999	55	0.4%	114	0.3%	1,506	1.1%
Home Values \$25,000 to \$49,999	134	0.9%	326	0.9%	1,720	1.3%
Home Values Under \$25,000	134	0.9%	451	1.2%	2,391	1.8%
Owner-Occupied Median Home Value	\$475,222		\$459,021		\$408,941	
Renter-Occupied Median Rent	\$1,463		\$1,324		\$1,246	

Transportation To Work (2025)

Drive to Work Alone	15,255	66.5%	43,384	68.9%	178,075	67.9%
Drive to Work in Carpool	1,539	6.7%	4,002	6.4%	20,399	7.8%
Travel to Work by Public Transportation	408	1.8%	1,689	2.7%	10,870	4.1%
Drive to Work on Motorcycle	37	0.2%	80	0.1%	411	0.2%
Walk or Bicycle to Work	279	1.2%	1,187	1.9%	8,501	3.2%
Other Means	211	0.9%	497	0.8%	2,506	1.0%
Work at Home	5,216	22.7%	12,131	19.3%	41,651	15.9%

Travel Time (2025)

Travel to Work in 14 Minutes or Less	3,785	16.5%	10,646	16.9%	53,811	20.5%
Travel to Work in 15 to 29 Minutes	7,650	33.3%	21,574	34.3%	88,509	33.7%
Travel to Work in 30 to 59 Minutes	4,794	20.9%	14,322	22.7%	61,835	23.6%
Travel to Work in 60 Minutes or More	1,499	6.5%	4,297	6.8%	16,607	6.3%
Average Minutes Travel to Work	22.6		23.0		22.6	