



SALE: \$1,450,000

Jon Hickey

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Property Features

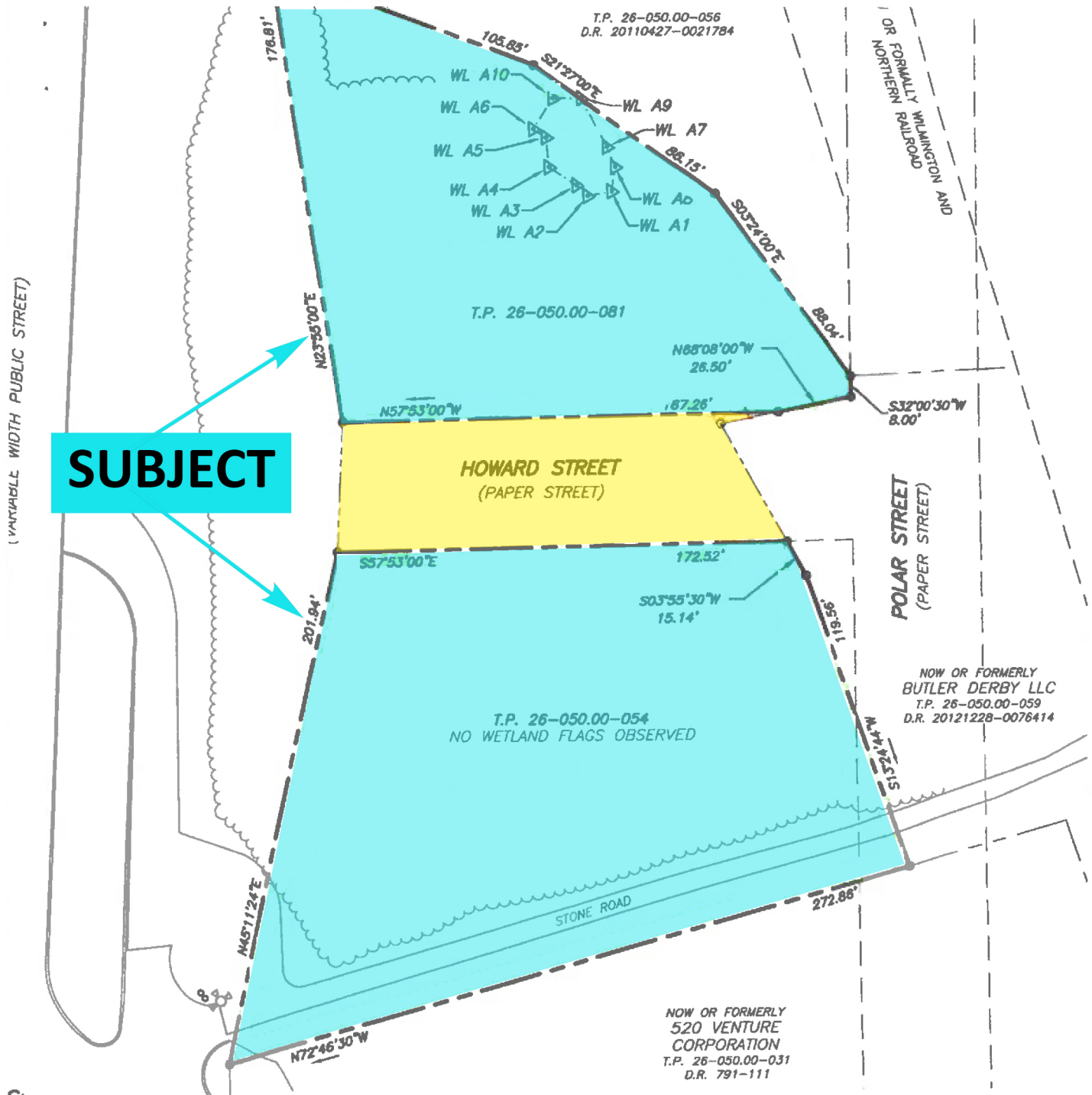
- +/- 1.35 acres located in rapidly developing Riverfront East.
- Parcel numbers 2605000054 and 2605000081.
- Site can be made contiguous and enlarged with acquisition of “paper street” (Howard Street) from City of Wilmington. Buyer must conduct negotiations directly with City of Wilmington to acquire the “paper street.” Note attached drawing.
- Zoned M-1; will require re-zoning to construct residential apartments, office or retail.
- High visibility site with over 378 feet of frontage on S. Walnut St.
- Easy access to both I-95 and I-495.
- 28,725 AADT, 2022 DelDot study
- Directly across from Christina Crossing Shopping Center, anchored by Shop-Rite.
- Just north of Winner Collision Center.
- Close proximity to Joseph R. Biden, Jr. Railroad Station, The Chase 76ers Fieldhouse, Riverfront Wilmington dining and other amenities.

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For Sale Riverfront East Development Site



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