

OFFICE SUITES FOR LEASE

4708 KIRKWOOD HIGHWAY

Wilmington, DE 19808

Aedan Locke

Sales & Leasing

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TYLER FORESTA

Sales & Leasing

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tforesta@LMTCRE.com

PROPERTY DESCRIPTION

Boasting a prominent location on Kirkwood Highway, this high-profile building offers two available office suites for lease. With easy access to Rt. 1, I-95, and all corners of New Castle County, each space lends itself to diverse applications. The third floor is currently configured as a turnkey dance studio, ready for immediate use. The fourth floor is ideal for legal practices, medical services, dental clinics, graphic design studio or insurance agency.

PROPERTY HIGHLIGHTS

- 3rd Floor: 2,000 +/- SF
- 4th Floor: 2,000 +/- SF
- Tenants pay utilities and janitorial services
- Great Location on Kirkwood Highway across from Midway Plaza Shopping Center

CONTACT INFORMATION

Please reach out to Aedan Locke at 302-650-4844 for information

OFFERING SUMMARY

Lease Rate:	\$19.00 SF/yr (MG)
3rd Floor Available Square Footage:	2,000 +/- SF
4th Floor Available Square Footage:	2,000 +/- SF

DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
Total Households	4,628	28,770	72,355
Total Population	11,145	69,072	180,423
Average HH Income	\$93,748	\$105,409	\$105,363

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3rd Floor Dance Studio



3rd Floor Dance Studio

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3rd Floor Dance Studio



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3rd Floor Kitchen Area



3rd Floor Office

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4rd Floor Open Area



4rd Floor Entrance

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4rd Floor Conference Room



4rd Floor Office #1

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4rd Floor Office #2



4rd Floor Office #4

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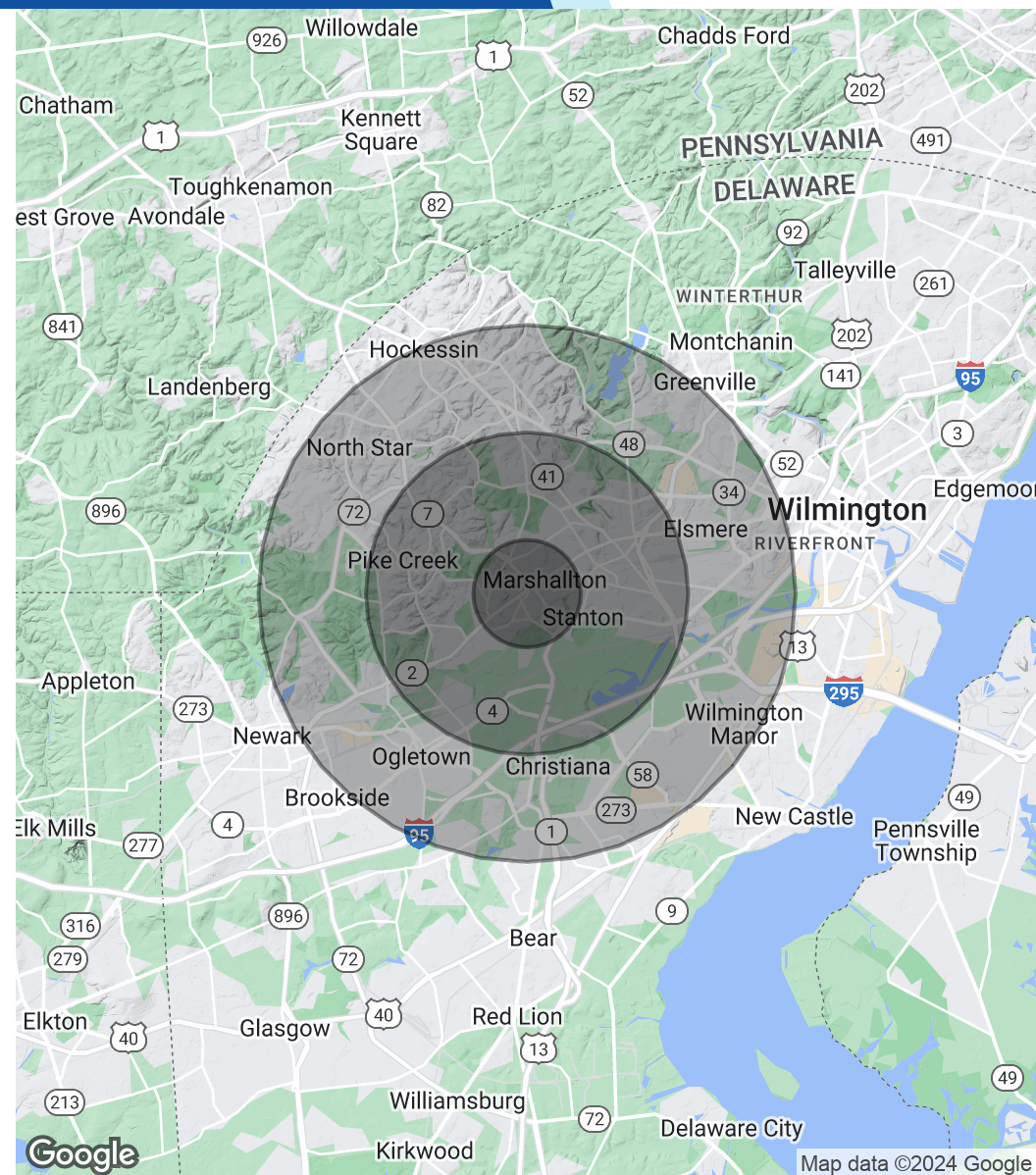
POPULATION

	1 MILE	3 MILES	5 MILES
Total Population	11,145	69,072	180,423
Average Age	43	43	42
Average Age (Male)	41	41	40
Average Age (Female)	44	44	43

HOUSEHOLDS & INCOME

	1 MILE	3 MILES	5 MILES
Total Households	4,628	28,770	72,355
# of Persons per HH	2.4	2.4	2.5
Average HH Income	\$93,748	\$105,409	\$105,363
Average House Value	\$303,750	\$343,906	\$360,383

Demographics data derived from AlphaMap



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