



1801 Pennsylvania Ave.

Wilmington, DE 19806

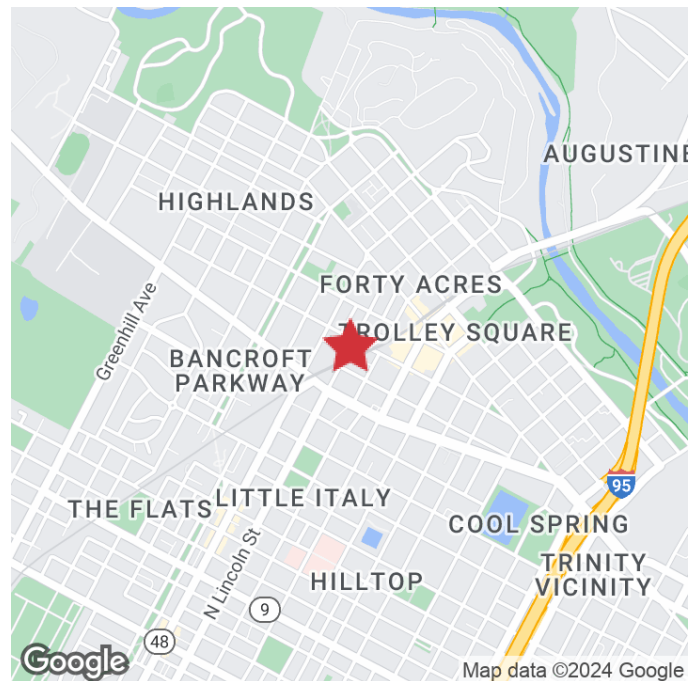
Property Features

Available: +/-2,650 SF (former retail convenience store)

Stand- Alone retail building located on the busy Pennsylvania Ave in an area known as “Car Dealers Row”. The tenant will have autonomy over his parking, building colors and the entire parcel that is for lease.

Tenant can put signage that has direct visibility for northbound and southbound Pennsylvania Ave and on North Scott Street. Pennsylvania Avenue is the main artery in and out of Wilmington, Delaware. This site boasts excellent drive-by and walking traffic. Access in and out of the site can be done from Pennsylvania and North Scott Street. The site also has a versatile zoning that allows Retail, office, and medical office.

Lease Rate: \$8,000/Month + NNN

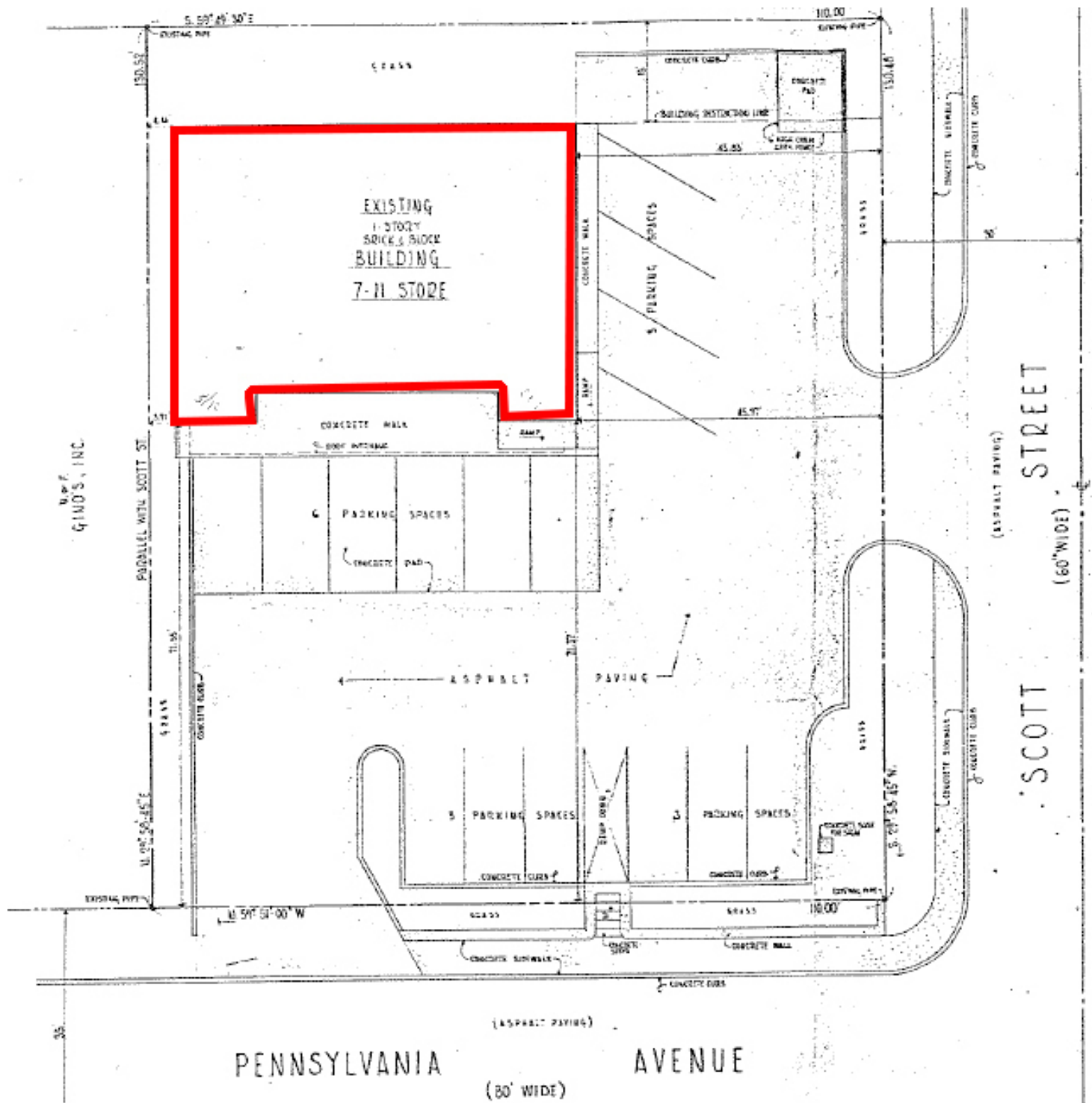


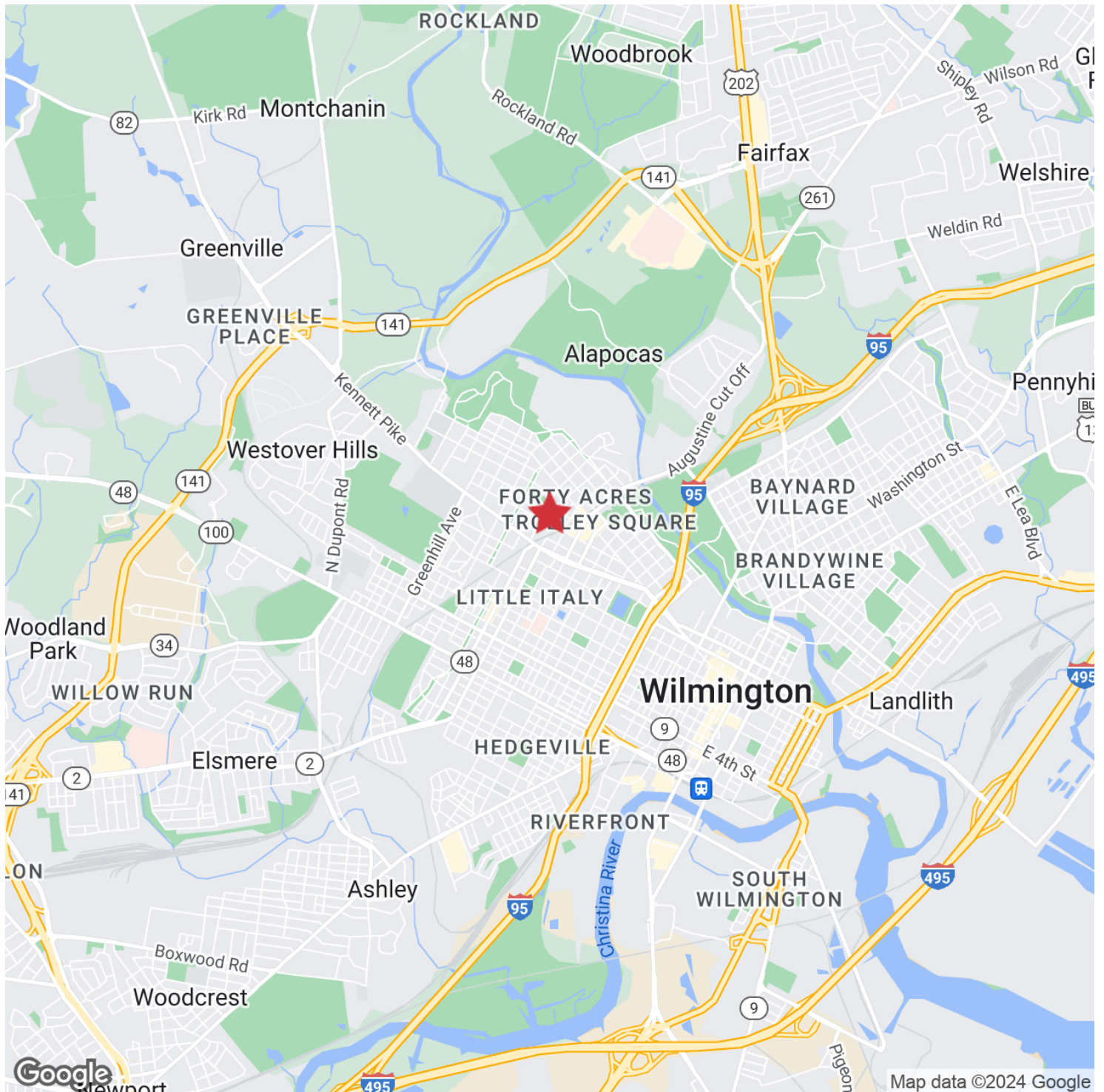
For more information:

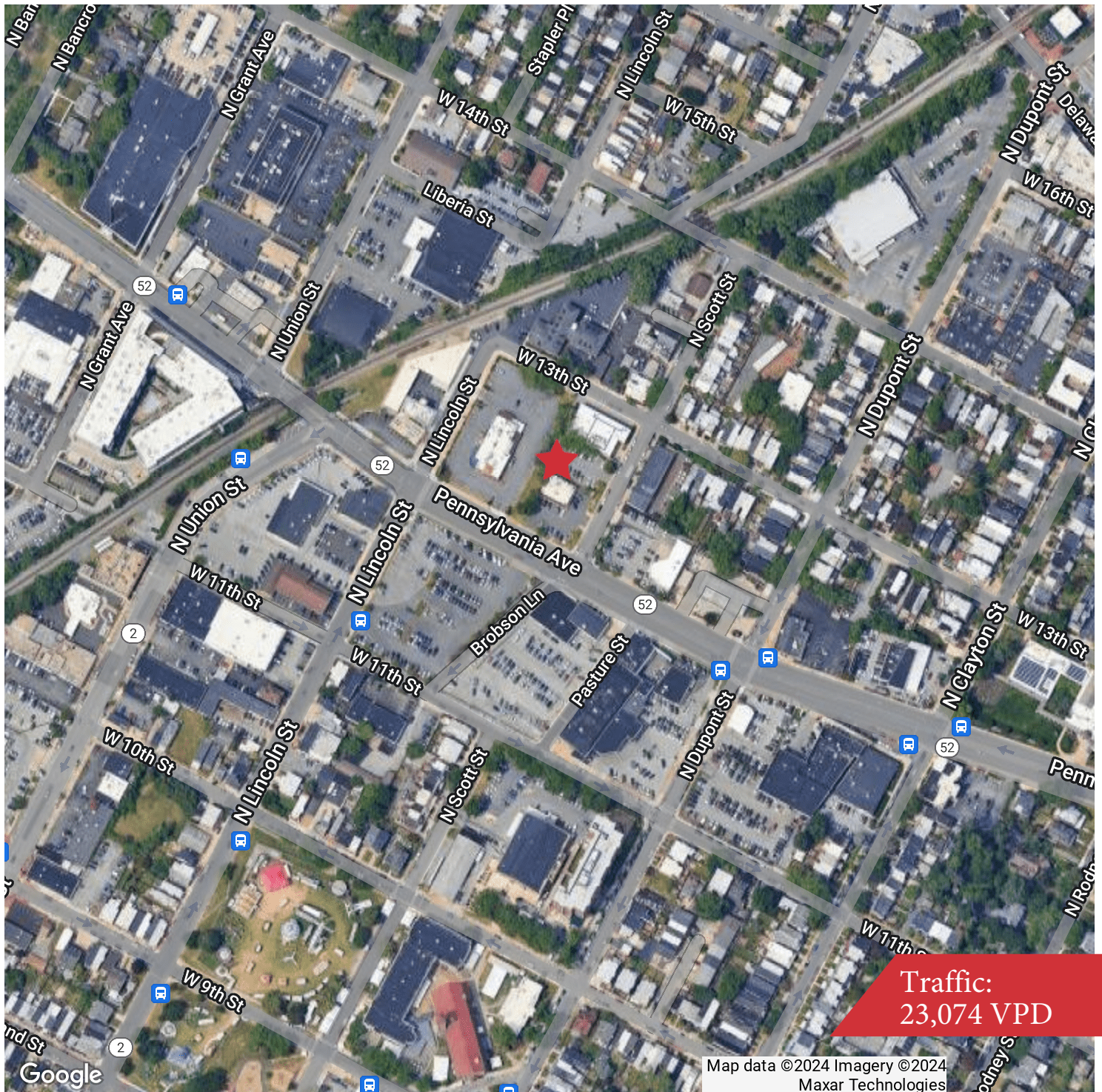
Rich Dudek, SIOR

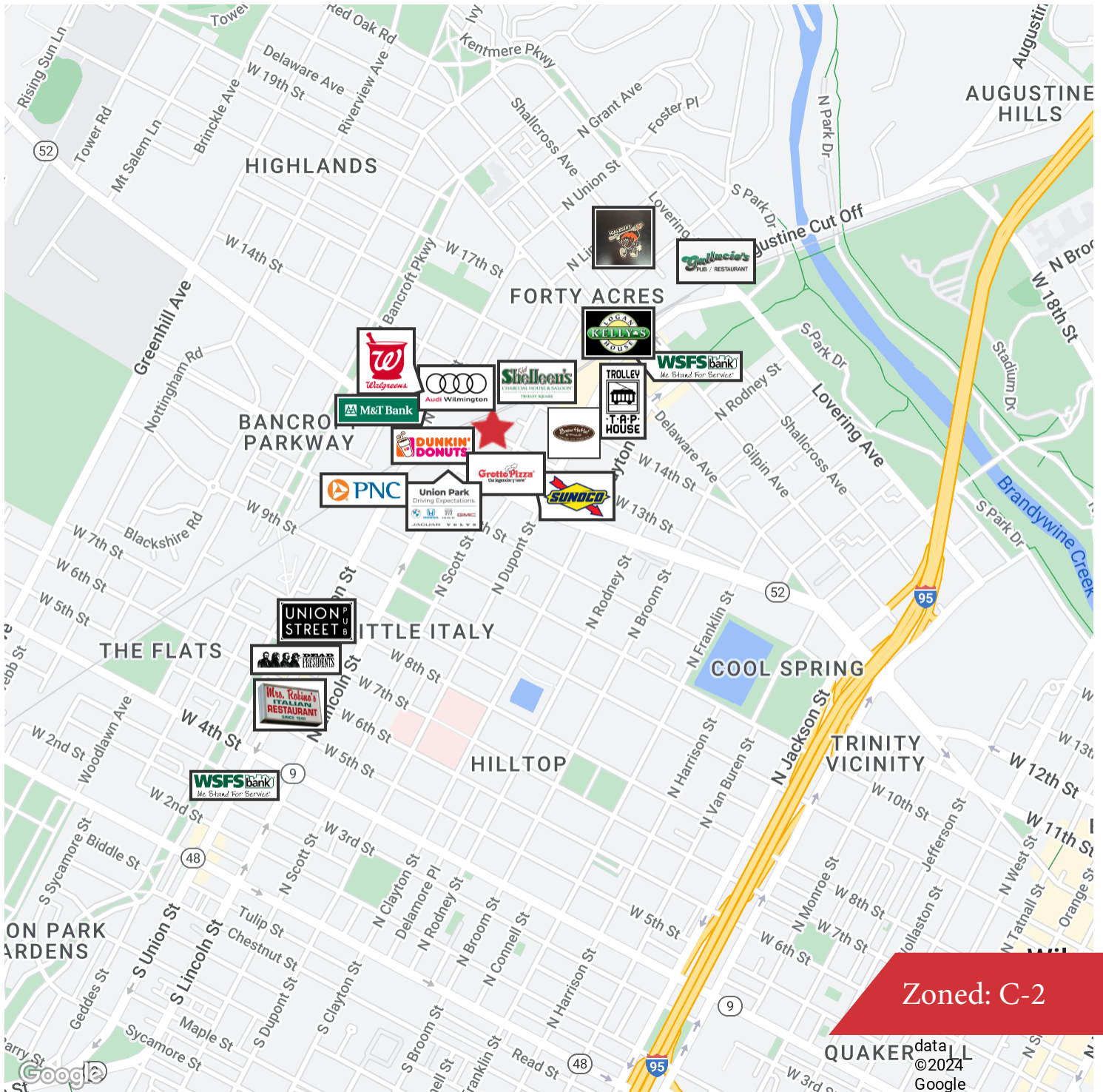
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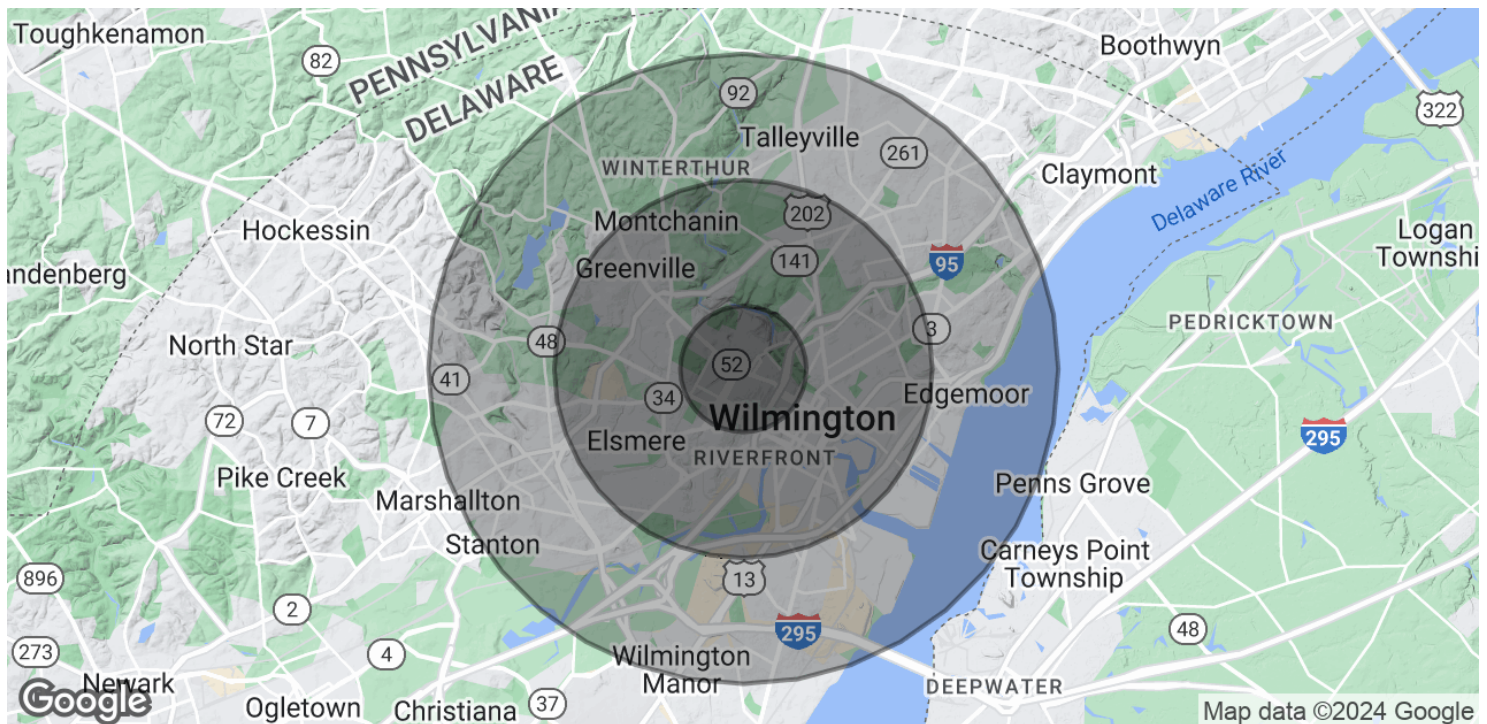
richdudek@emoryhill.com











POPULATION	1 MILE	3 MILES	5 MILES
Total Population	28,611	111,291	189,278
Average Age	41	40	41

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	13,363	47,289	78,115
# of Persons per HH	2.1	2.4	2.4
Average HH Income	\$84,428	\$85,379	\$96,060
Average House Value	\$339,236	\$321,940	\$345,810

Demographics data derived from AlphaMap