



PROPERTY DESCRIPTION

Discover an extraordinary +/-26,800 SF space in the heart of Wilmington, DE! This one-of-a-kind property, located under a parking garage on North Market Street, sits directly across from the newly renovated Hercules Building. Previously home to Kirkwood Fitness, the space has been fully opened up, offering endless possibilities for a multitude of potential uses. **With a leasehold interest and 59 years remaining, this property is ideal for long-term gym operations.**

PROPERTY DETAILS

- **Size:** +/- 26,800 SF (expansion possible)
- **Sale Price:** \$875,000.000
- **Lease Rate:** \$4.50/SF + utilities
- **Access:** Street-level staircase & roll-up door on King St.
- **Ceiling Height:** 12' 10" - 30' 6"
- **Signage:** Multiple options
- **Parking:** On-site
- Sprinklered

DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
Total Population	34,856	107,492	189,623
Total Households	16,995	49,940	82,954
Average HH Income	\$49,091	\$69,568	\$79,668
Median Age	36.6	38.3	39.2

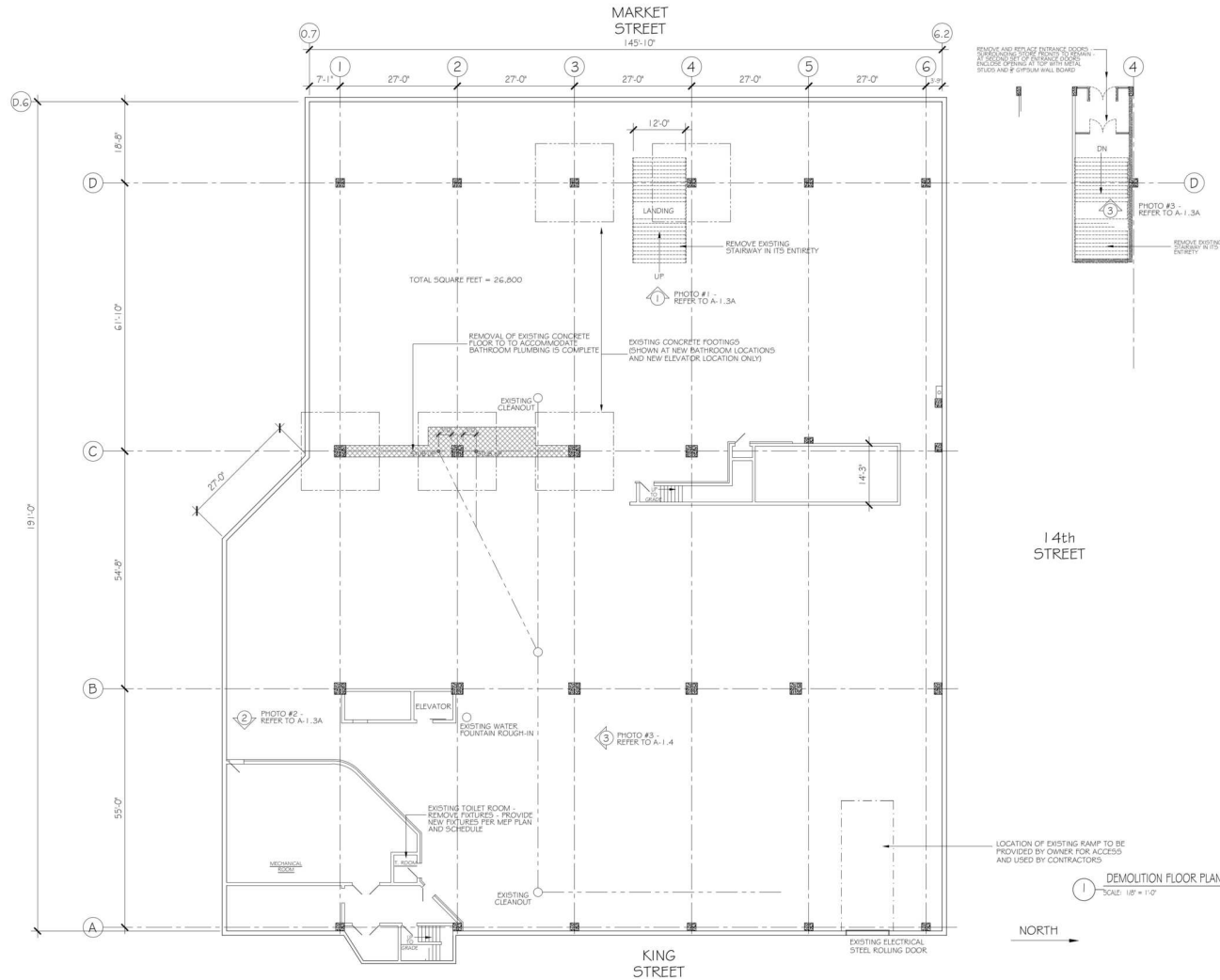


For More Information, Contact:

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3304 Old Capitol Trail
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Current Layout

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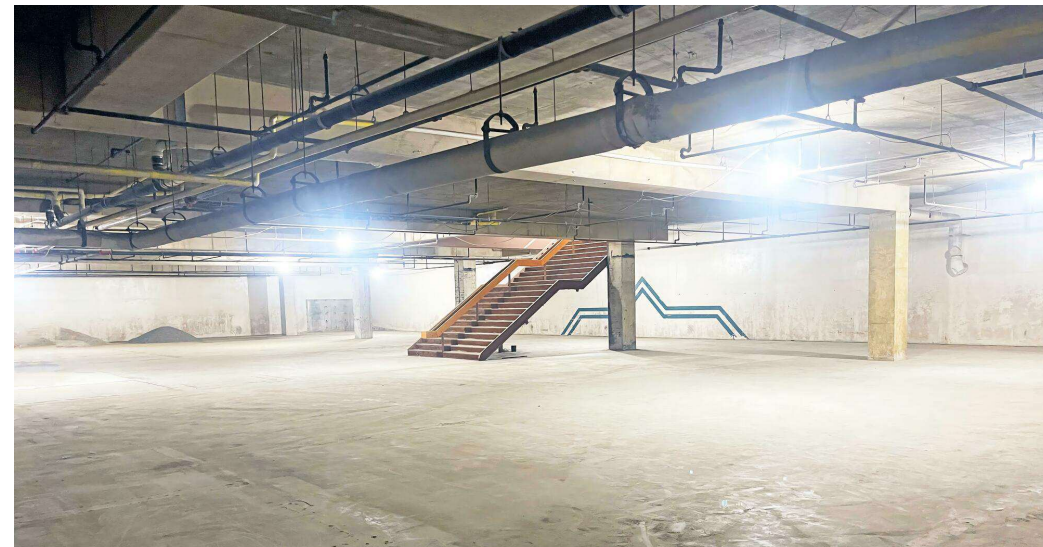
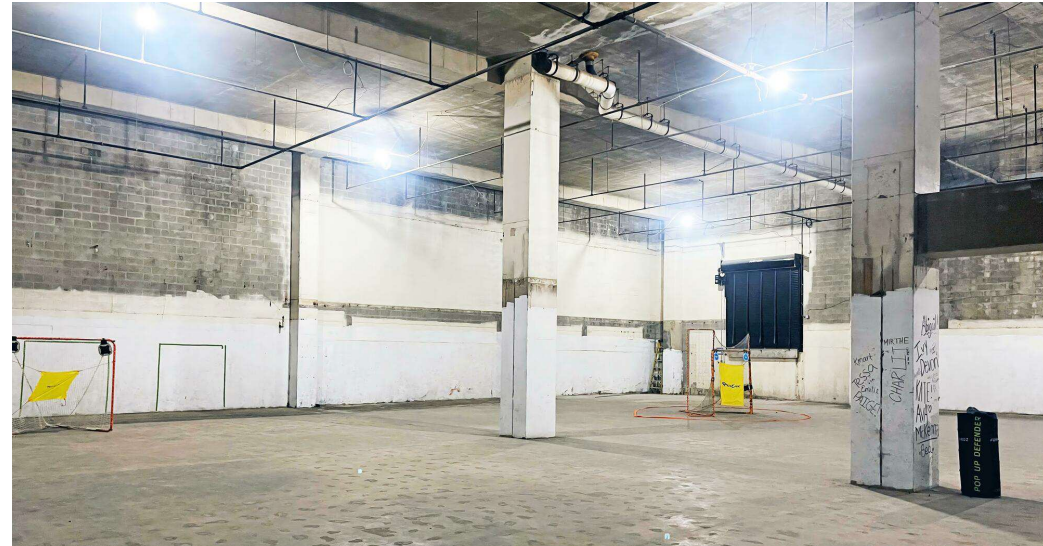
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1320 N Market Street
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SPECIAL PURPOSE PROPERTY FOR SALE/LEASE



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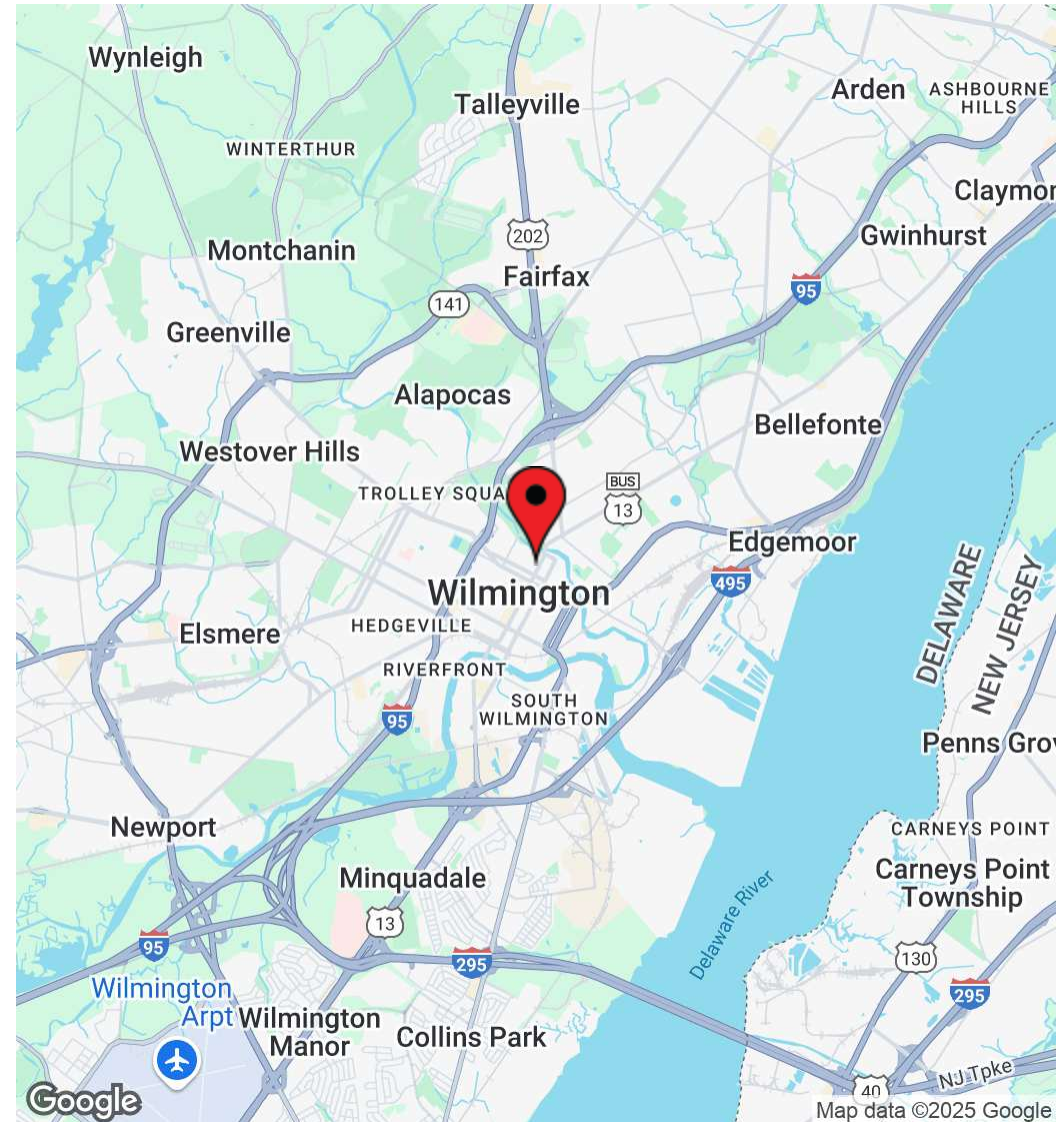
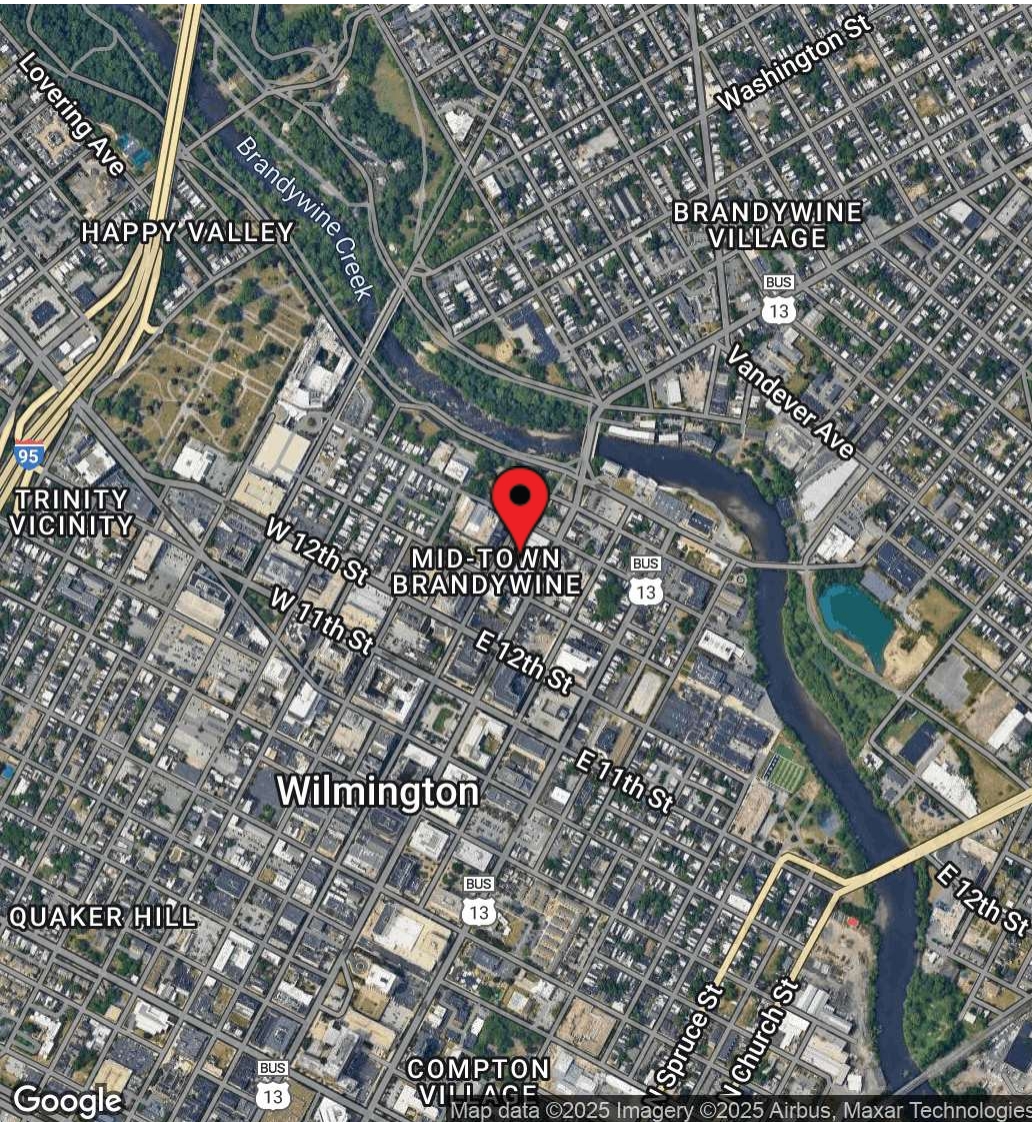
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