

**1804 Marsh Road | WILMINGTON, DELAWARE**



Habash Commercial Realty LLC has been engaged by the owner to market this property for sale and/or lease. Information is from sources deemed reliable; however, no warranties or representations are made regarding its accuracy or completeness. All figures, including age, square footage, income, and expenses, are approximate. Any opinions or estimates are illustrative and may differ from a buyer's analysis. Buyers are encouraged to conduct their own investigation. All information is subject to change.

For More Information Please Contact:

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**[www.HabashCommercial.com](http://www.HabashCommercial.com)**

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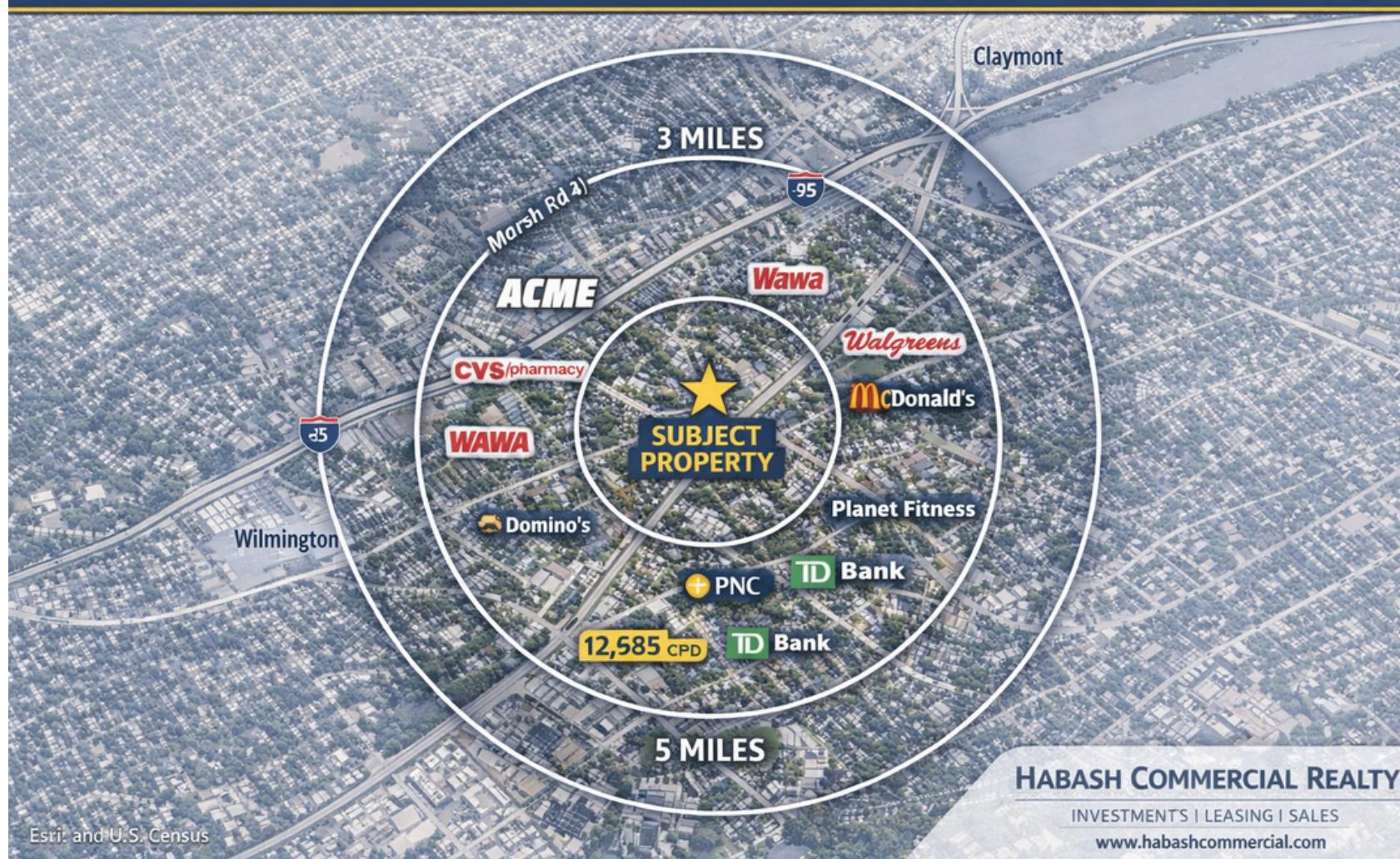
**Habash Commercial Realty**

205 Philadelphia Pike

Wilmington, DE 19809

(302) 544-9144

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**1804 Marsh Road is a neighborhood retail center located at the signalized intersection of Marsh Road and Silverside Road in Wilmington (19810). The center benefits from strong surrounding retail, nearby residential neighborhoods, and consistent daily traffic.**

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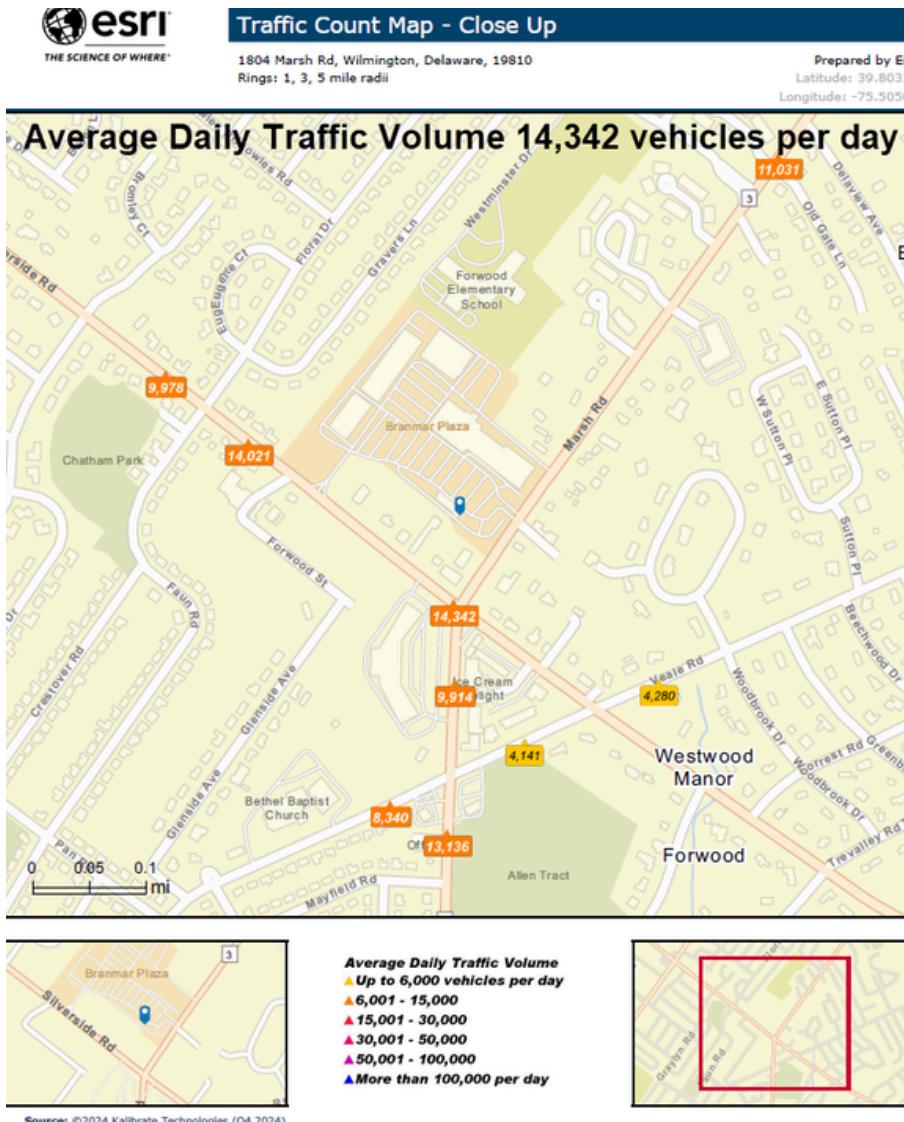


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### Address

1804 Marsh Road,  
Wilmington, DE 19810

### Space Available

Approximately 1,000  
SF (retail/office)

### Lease Rate

\$20.00/SF/YR

### Lease Type

NNN (triple net)

### Available

Immediate (subject to  
existing conditions)

### Use

Retail / Office

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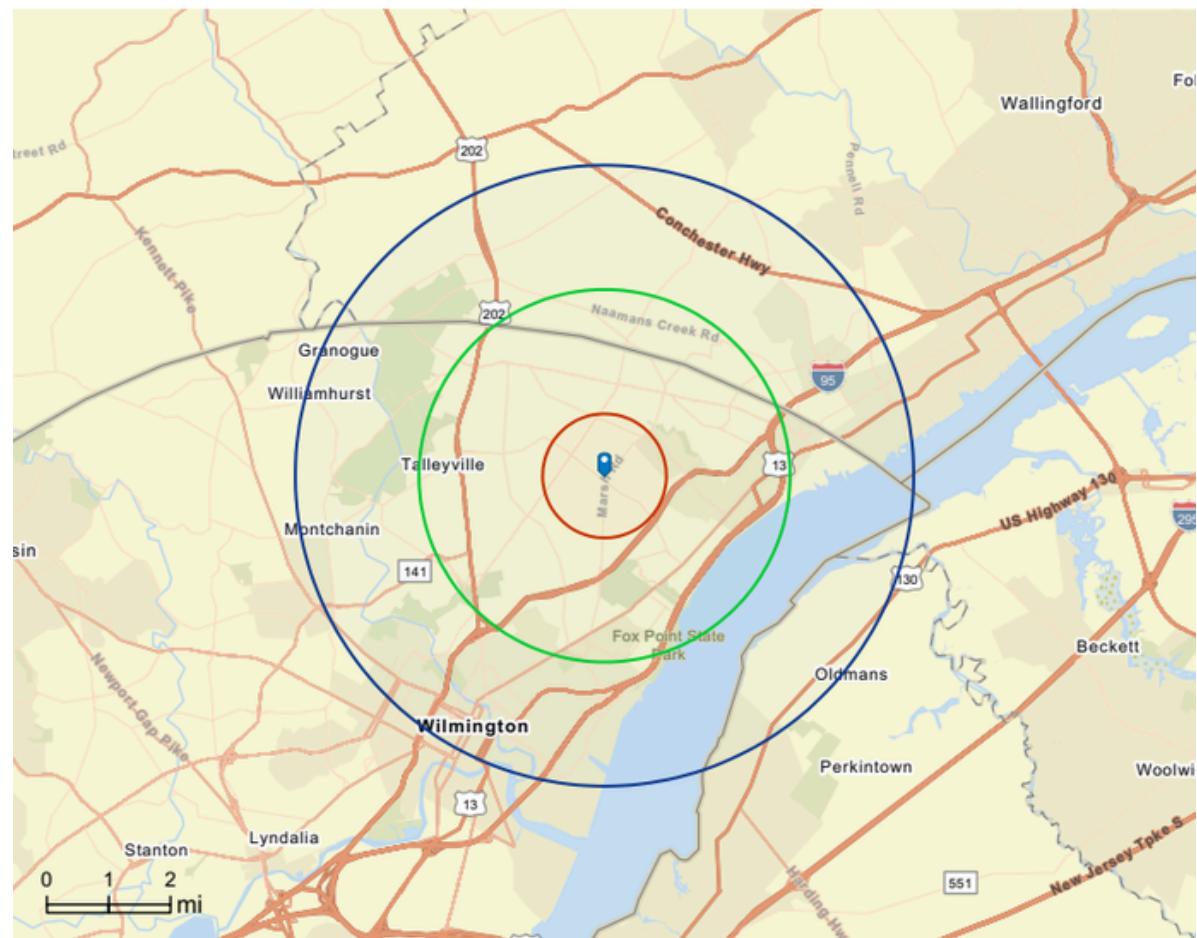
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#### Site Details Map

1804 Marsh Rd, Wilmington, Delaware, 19810

Rings: 1, 3, 5 mile radii



#### DEMOGRAPHICS

Radius	1-Mile	3-Mile	5-Mile
<b>Population (2024)</b>	9,573	82,842	171,446
<b>Median Age</b>	48.1	44.1	42.2
<b>Households</b>	3,761	34,560	72,605
<b>Median HH Income</b>	\$124,078	\$106,165	\$89,034
<b>Avg. HH Income</b>	\$169,830	\$142,777	\$127,147
<b>Per Capita Income</b>	\$67,733	\$59,383	\$53,926
<b>Owner-Occupied Housing</b>	—	—	61.20%
<b>Median Home Value</b>	—	—	\$391,727

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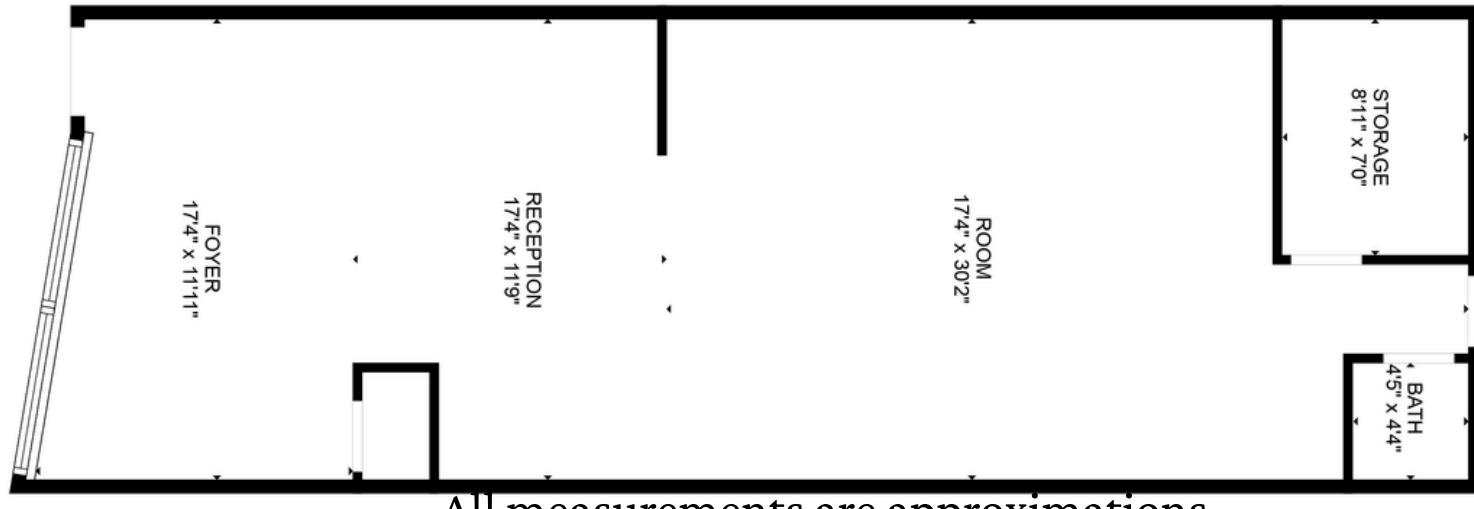
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**Proposed Lease Term**

<b>Base Rent</b>	\$20.00/SF/ YR
<b>Additional Rent</b>	NNN
<b>Term</b>	Negotiable
<b>Security Deposit</b>	Negotiable
<b>Use</b>	Retail / Office (subject to approval)
<b>Availability</b>	Immediate

**Floor Plan**



All measurements are approximations

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