

# LEASE

## 1804 Marsh Road Wilmington, DE 19810

Available  
± 1,000 square feet  
Retail/Office  
\$20/sf + NNN

### 1804 Marsh Road | WILMINGTON, DELAWARE



**HABASH COMMERCIAL REALTY**

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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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**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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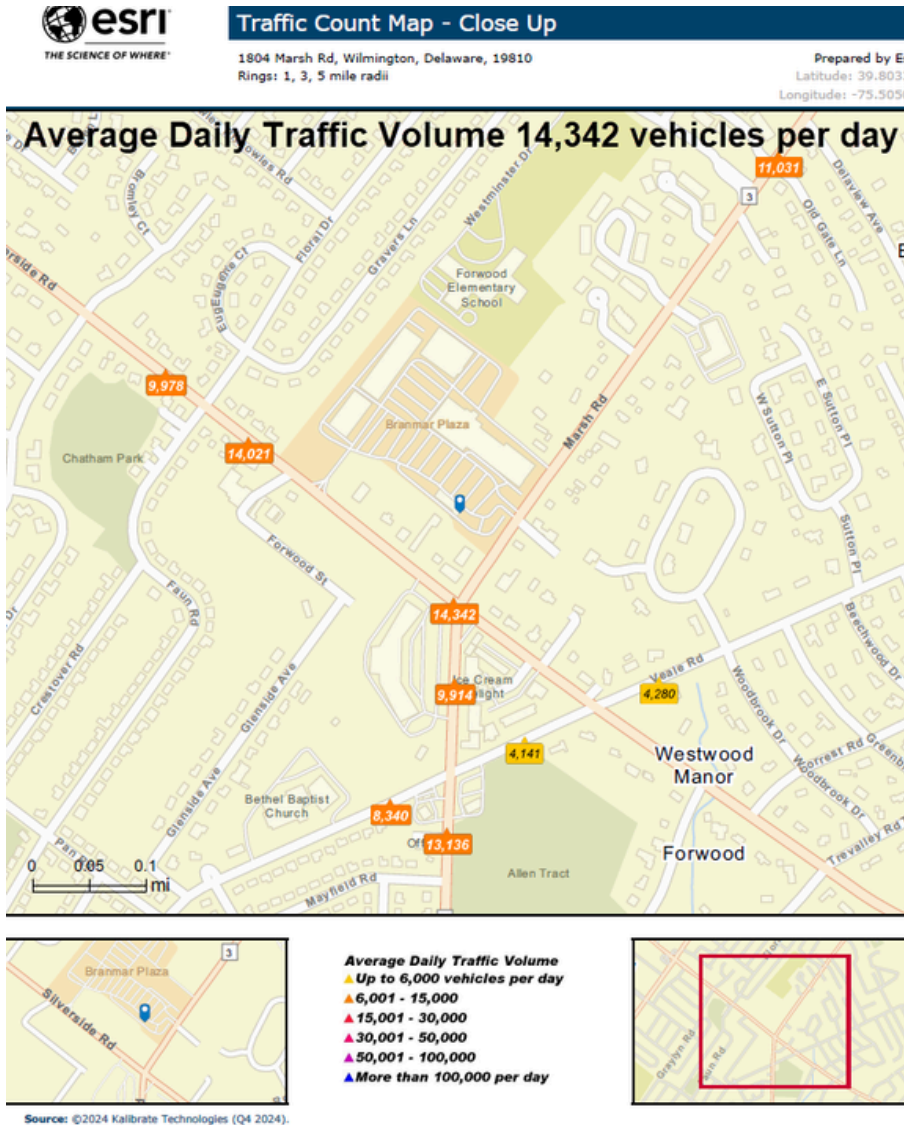
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**Address**

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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## Site Details Map

1804 Marsh Rd, Wilmington, Delaware, 19810

Rings: 1, 3, 5 mile radii



## DEMOGRAPHICS

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

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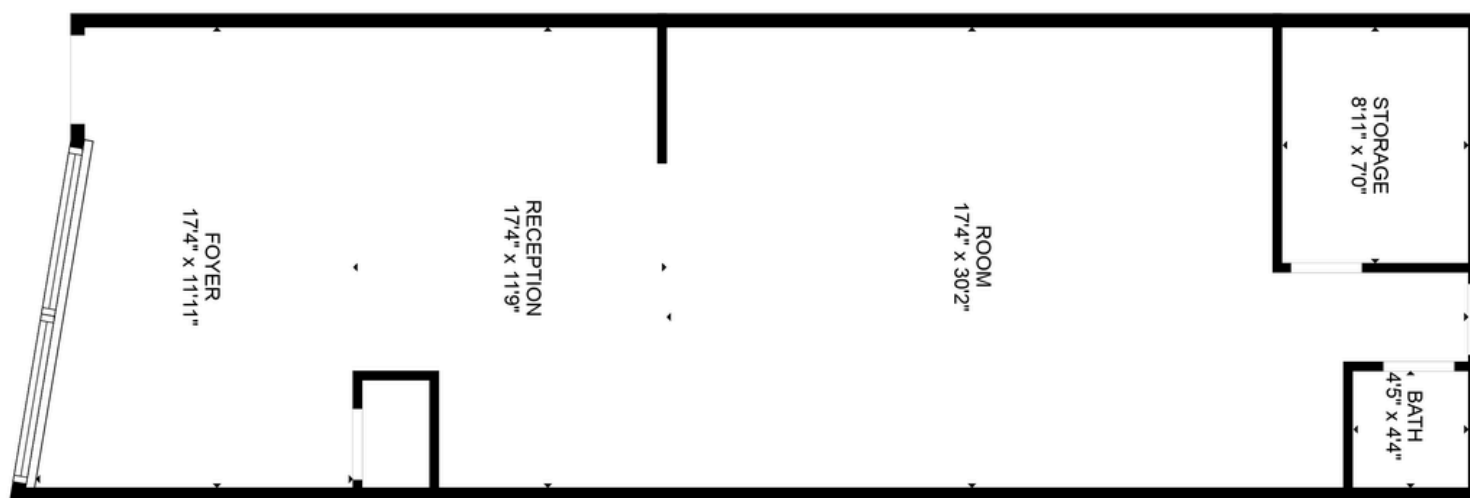
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## Proposed Lease Term

<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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