



**PROPERTY DESCRIPTION**

**Great north Wilmington office!** The property is situated in an unparalleled location within the Silverside/Faulk/Marsh Road corridor with good access to Route 202 & I-95.

**PROPERTY DETAILS**

- **Rentable Building Area:** 8,000 SF
- **Available Suites:**
  - > **Suite 4:** 939 RSF
  - > **Suite 5:** 800 RSF
- **Lease Rate:** \$16.25/SF + utilities
- **Traffic Counts:** 13,902 AADT

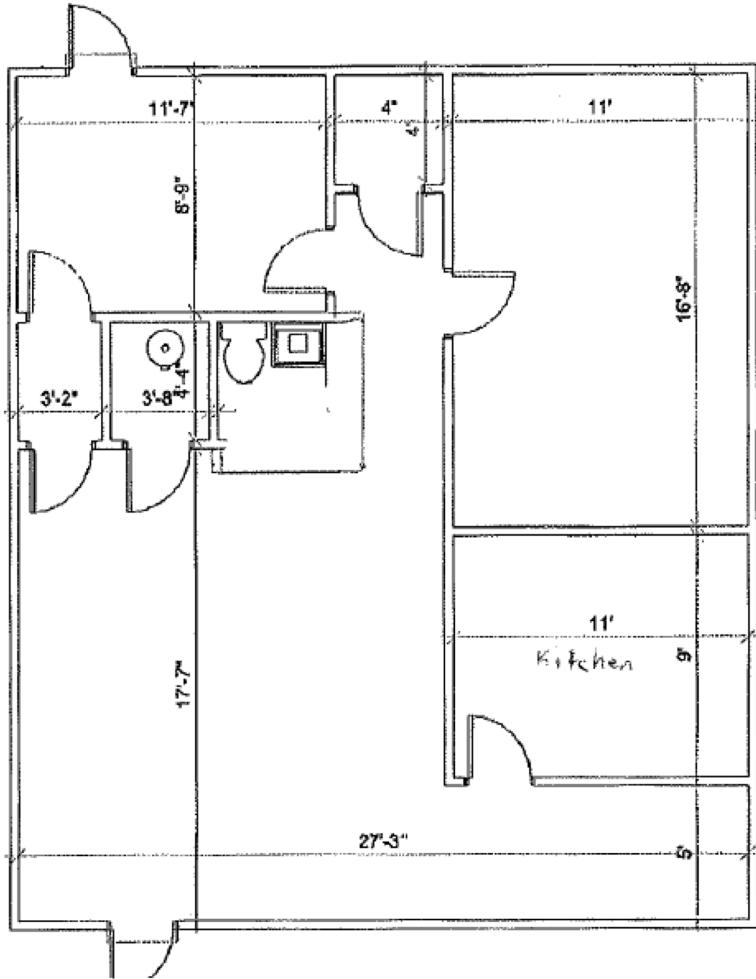
DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
Total Population	9,663	71,643	176,203
Total Households	3,636	28,042	71,241
Average HH Income	\$113,827	\$102,320	\$89,221
Median Age	47.9	43.9	41.4



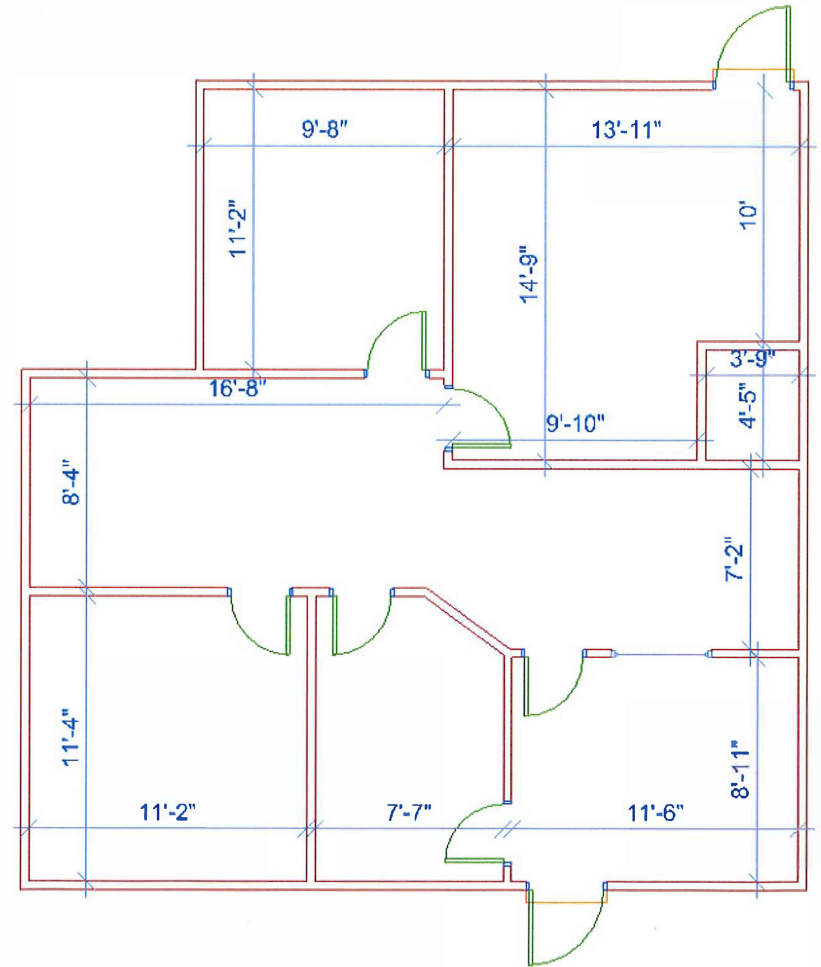
For More Information, Contact:

Gordon Winegar  
gwinegar@dsmre.com  
302.283.1800 Office  
302.757.5353 Cell

**DSM Commercial**  
Real Estate Services  
3304 Old Capitol Trail  
Wilmington, DE 19808  
dsmre.com



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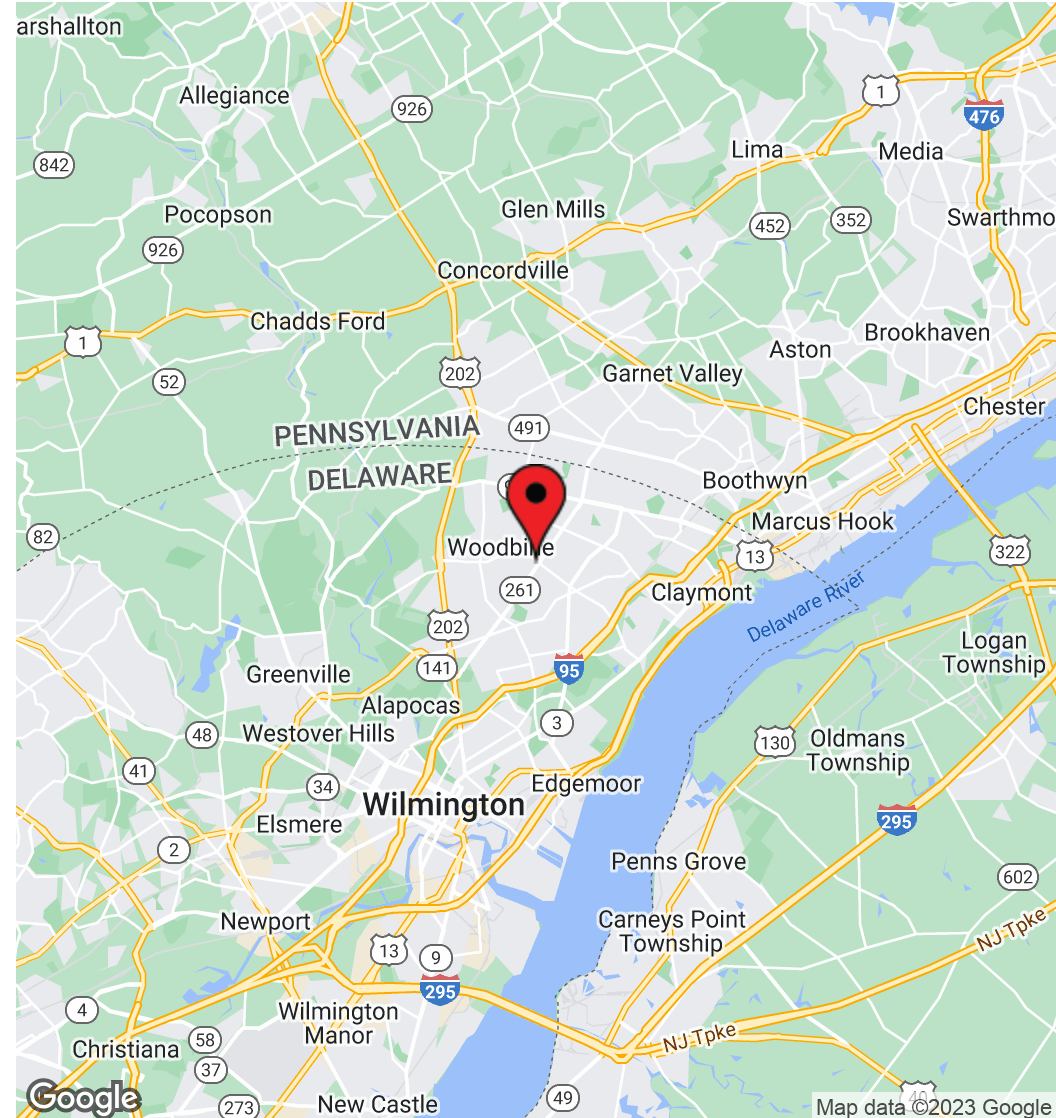
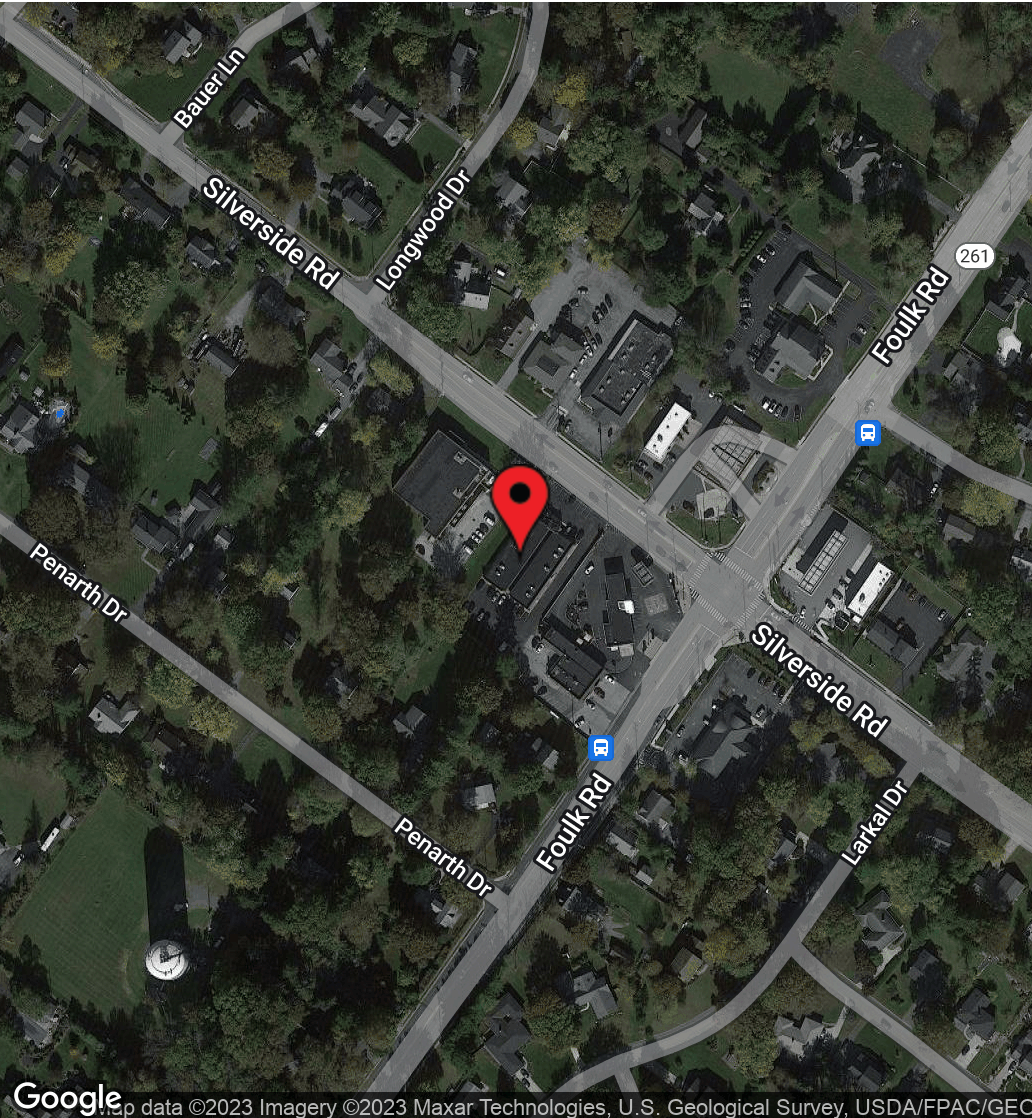
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# C.G.W. BUILDING

2502 Silverside Rd  
Wilmington, DE 19810

# OFFICE SUITES FOR LEASE



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