

RETAIL PROPERTY
FOR LEASE

KIRKWOOD SQUARE SHOPPING CENTER



OFFERING SUMMARY

| | |
|----------------|------------------------------|
| Lease Rate: | \$19.55 - 26.80 SF/yr (MG) |
| Building Size: | 19,749 SF |
| Available SF: | 1,750 - 15,521 SF |
| Zoning: | CN (Commercial Neighborhood) |

PROPERTY OVERVIEW

Kirkwood Square is a neighborhood retail center sitting at the lighted intersection of Kirkwood Highway and Delaware Park Drive. The center features outstanding visibility along Kirkwood Highway with excellent access from all directions. Tenancy includes pylon signage on two separate sign structures, and modified gross rents (not NNN).

PROPERTY HIGHLIGHTS

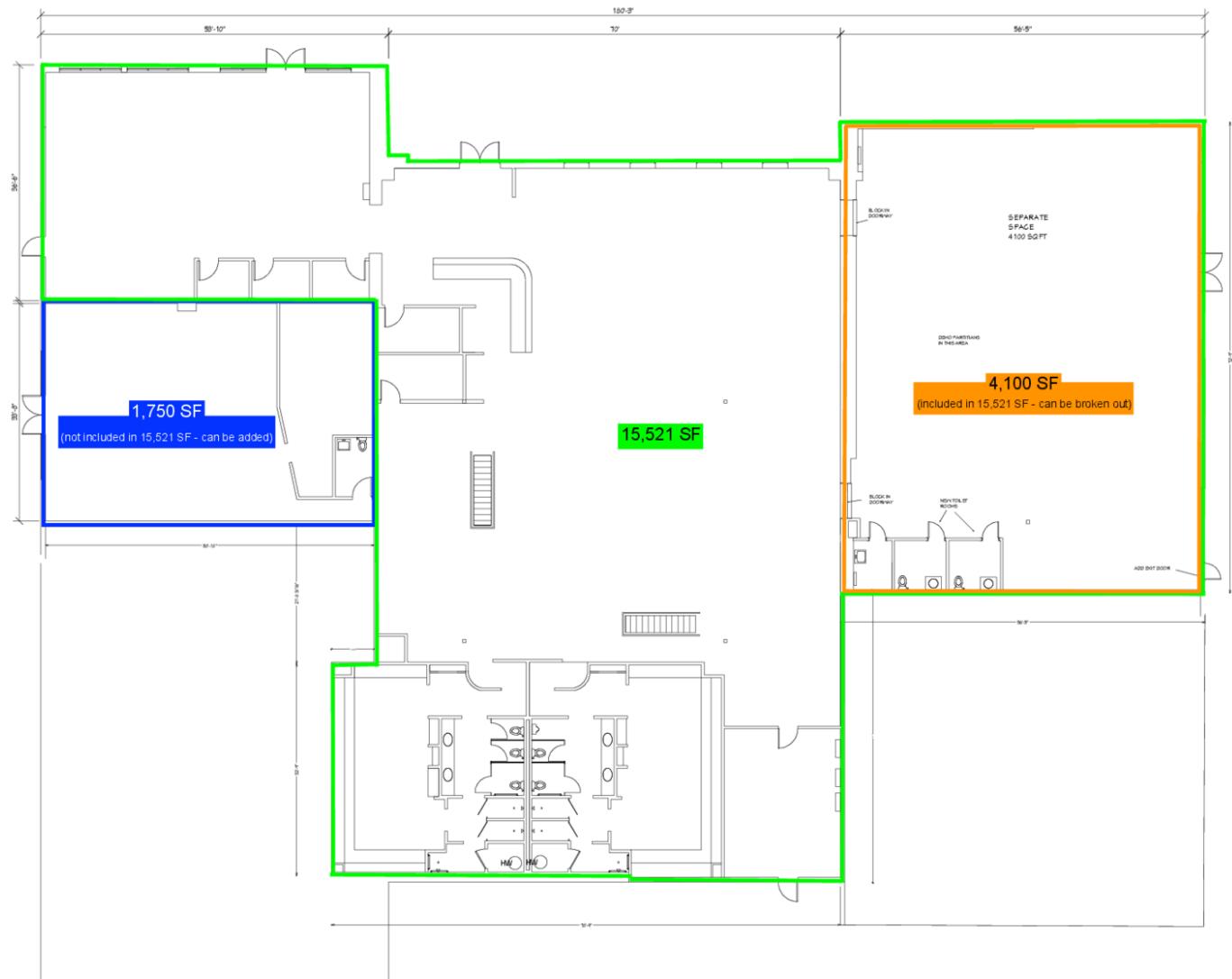
- CN (Commercial Neighborhood) zoning
- Abundant parking
- Pylon signage in two positions on the site
- Parking lot repaved 2021

| SPACES | LEASE RATE | SPACE SIZE |
|--------|---------------|------------|
| 115 | \$19.55 SF/yr | 5,750 SF |
| B | \$26.80 SF/yr | 1,750 SF |
| 5810 | \$26.80 SF/yr | 15,521 SF |

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AVAILABLE SPACES

| SUITE | TENANT | SIZE (SF) | LEASE TYPE | LEASE RATE | DESCRIPTION |
|-------|--------|-----------|------------|------------|-------------|
|-------|--------|-----------|------------|------------|-------------|

| | | | | | |
|-----|-----------|----------|----------------|---------------|---|
| 115 | Available | 5,750 SF | Modified Gross | \$19.55 SF/yr | Corner unit features large open showroom with roll up door in back room for deliveries. |
|-----|-----------|----------|----------------|---------------|---|

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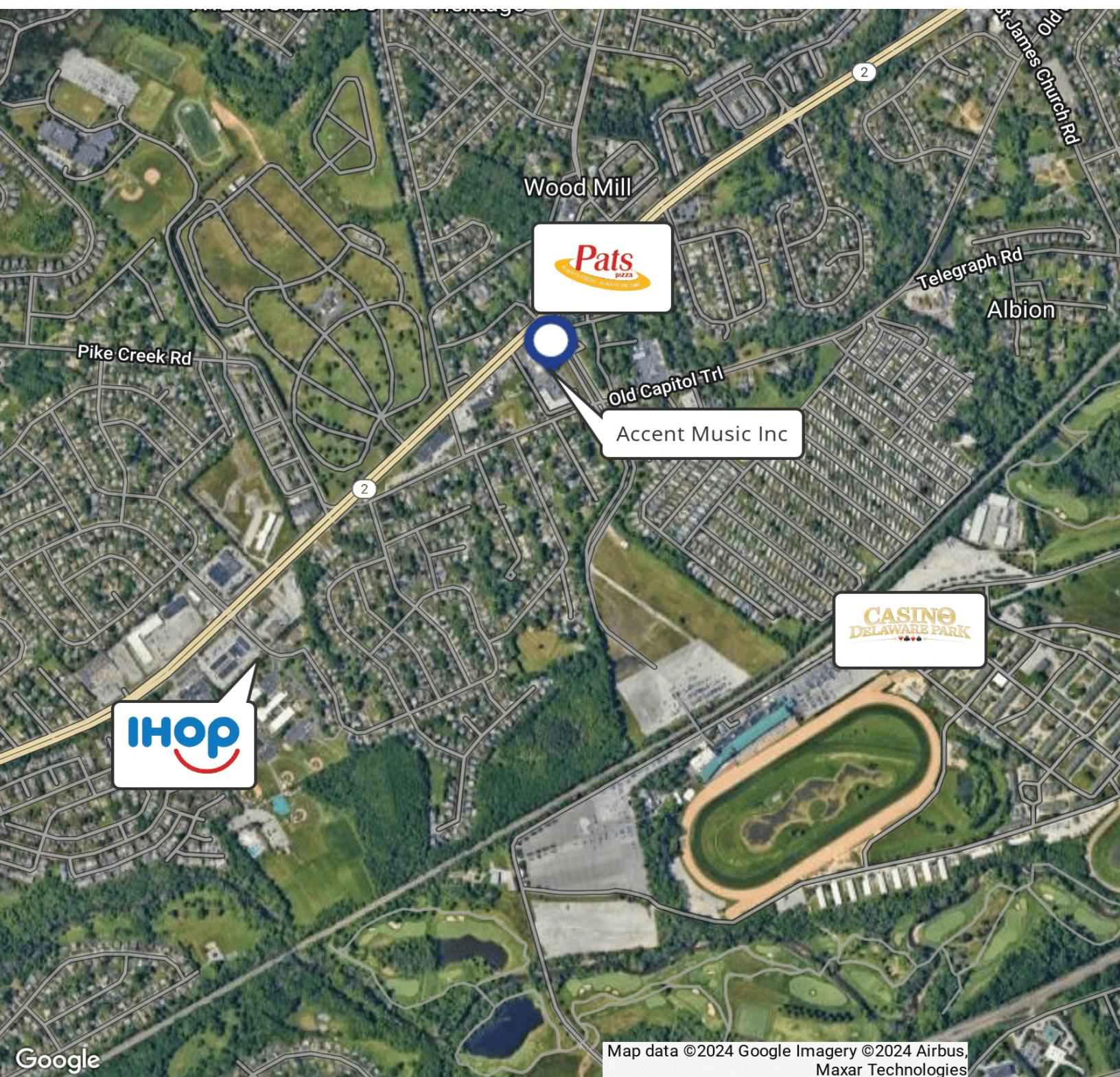
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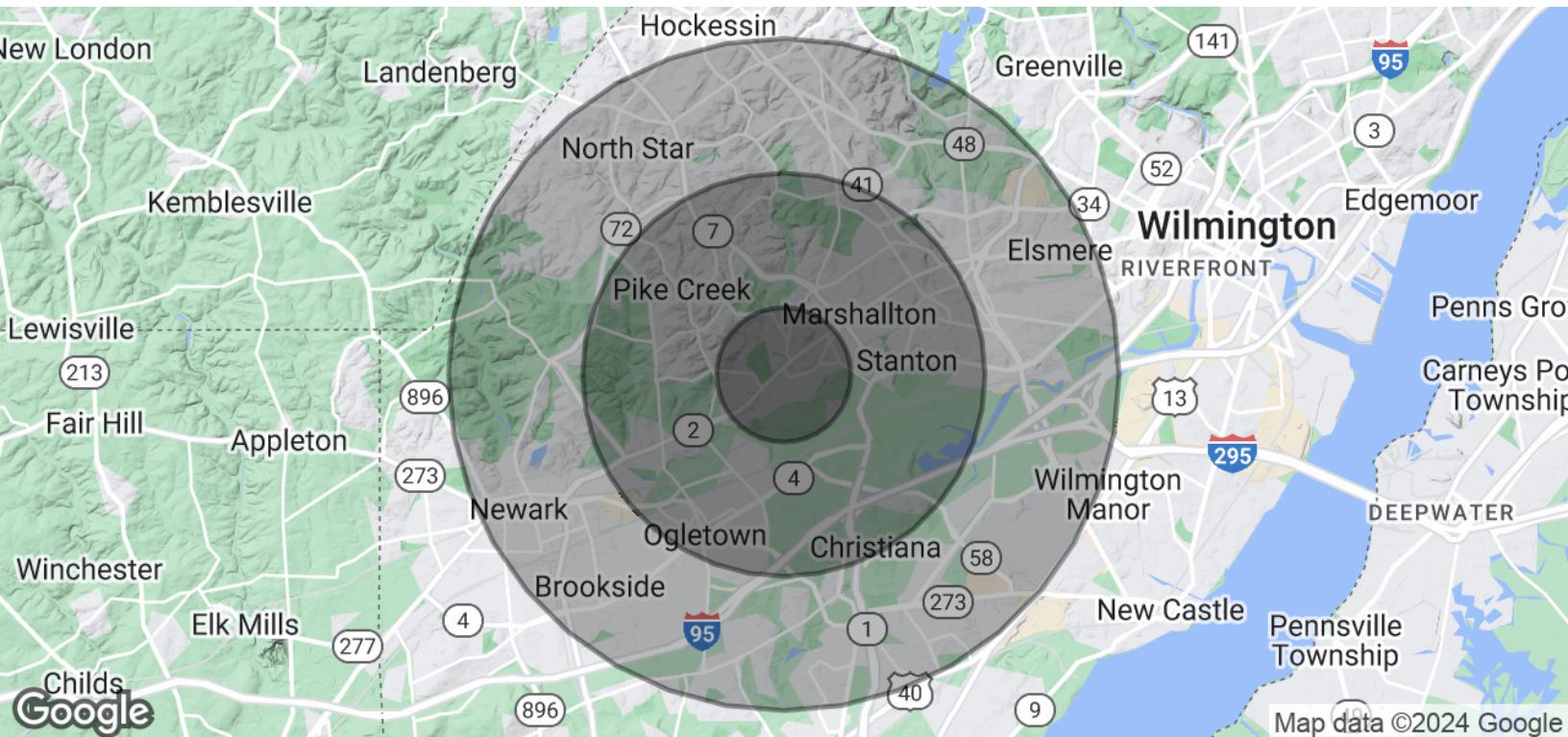
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SB REAL ESTATE, LLC | 5307 LIMESTONE RD, SUITE 204 | WILMINGTON, DE 19808



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| POPULATION | 1 MILE | 3 MILES | 5 MILES |
|----------------------|-----------|-----------|-----------|
| Total Population | 8,080 | 70,913 | 177,079 |
| Average Age | 42.6 | 38.4 | 37.3 |
| Average Age (Male) | 41.9 | 36.9 | 35.8 |
| Average Age (Female) | 42.5 | 40.6 | 39.0 |
| HOUSEHOLDS & INCOME | 1 MILE | 3 MILES | 5 MILES |
| Total Households | 3,427 | 28,742 | 68,733 |
| # of Persons per HH | 2.4 | 2.5 | 2.6 |
| Average HH Income | \$69,667 | \$75,402 | \$80,034 |
| Average House Value | \$288,742 | \$272,823 | \$292,182 |

* Demographic data derived from 2020 ACS - US Census

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