

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

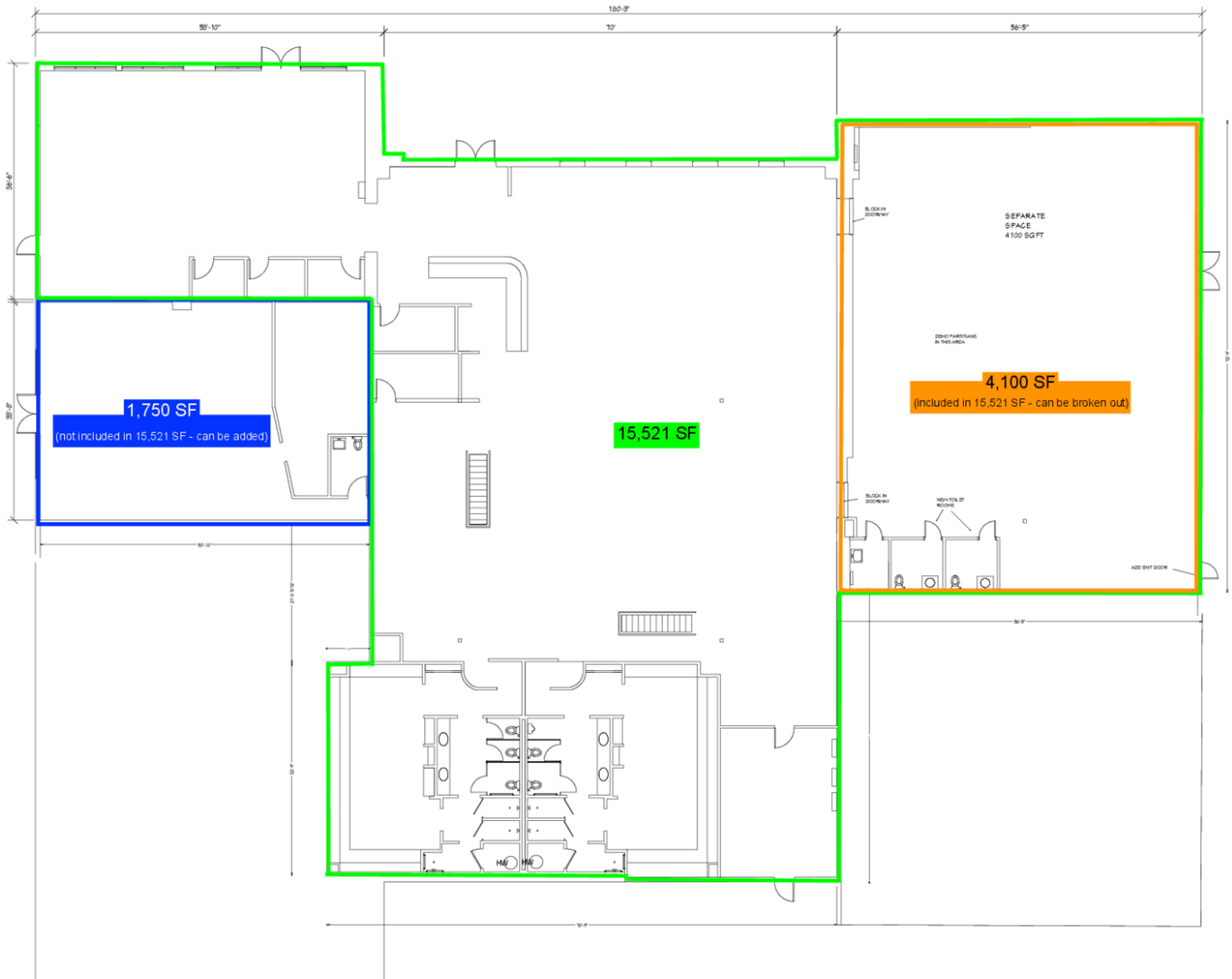
- CN (Commercial Neighborhood) zoning
- Abundant parking
- Pylon signage in two positions on the site
- Parking lot repaved 2021

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



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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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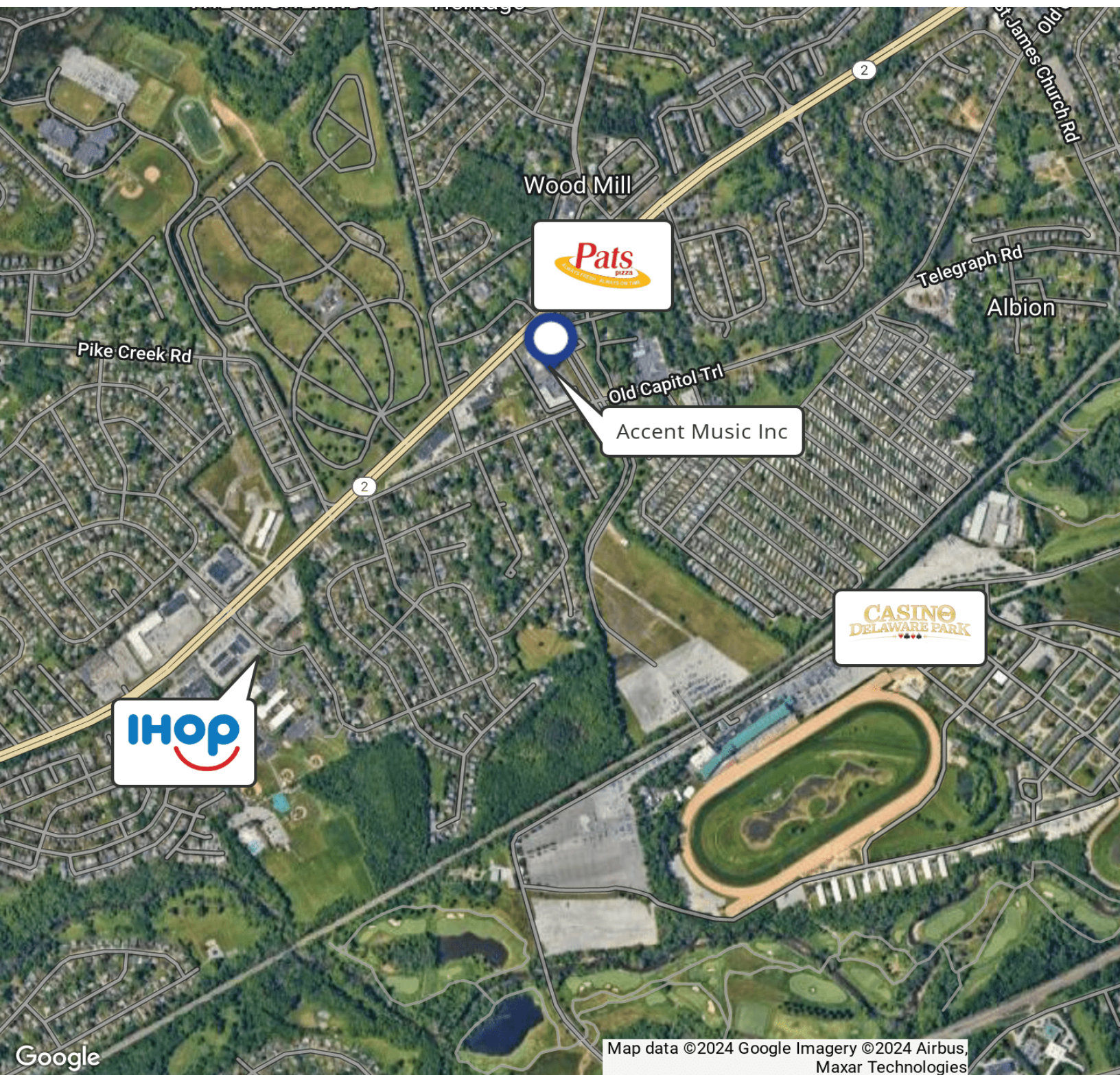
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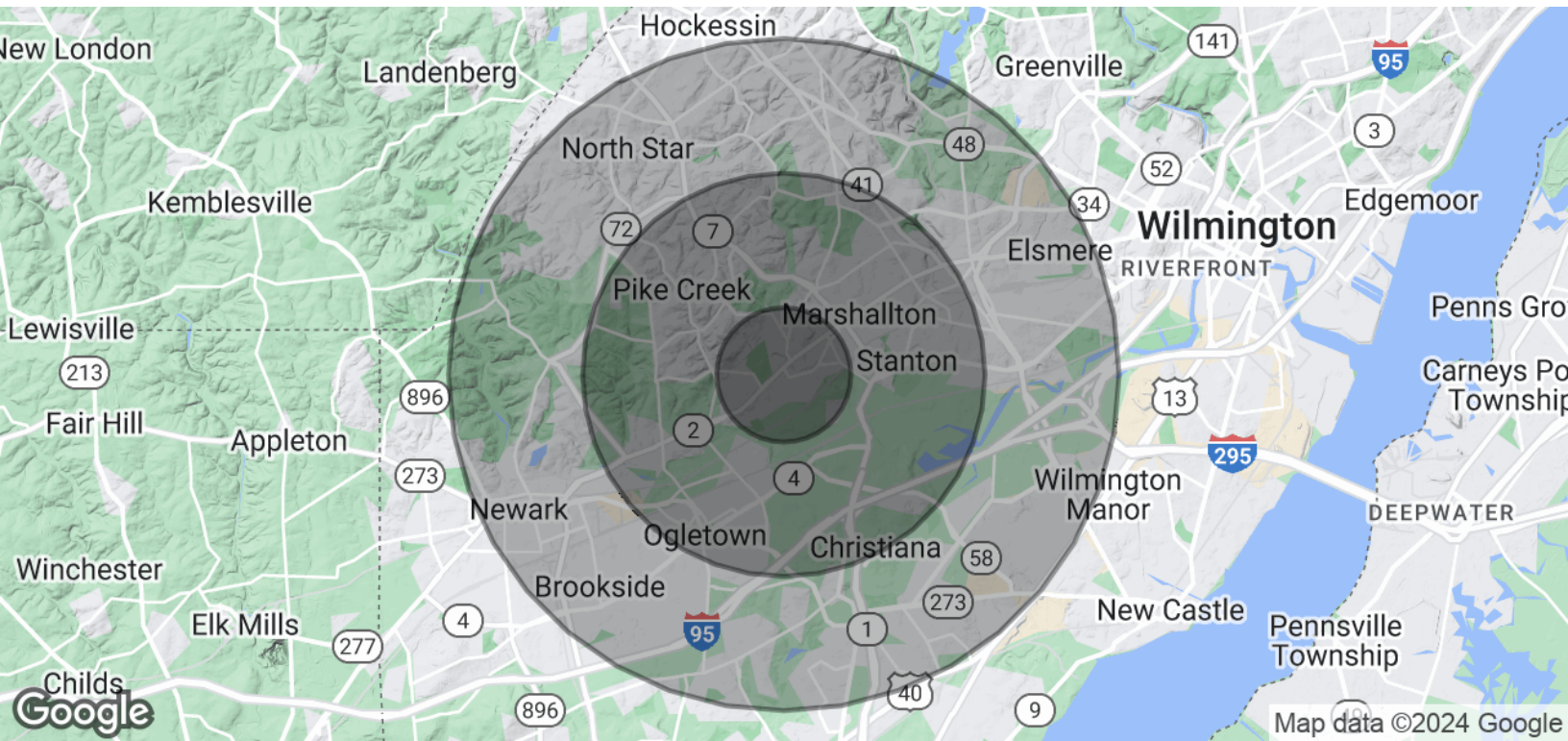
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POPULATION	1 MILE	3 MILES	5 MILES
Total Population	8,080	70,913	177,079
Average Age	42.6	38.4	37.3
Average Age (Male)	41.9	36.9	35.8
Average Age (Female)	42.5	40.6	39.0
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	3,427	28,742	68,733
# 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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