

# Office / Studio / Flex Space



FOR LEASE | IDEAL FOR PROFESSIONAL SERVICES, CREATIVE USERS, OR SPECIALTY USES

100 Greenhill Avenue, Suite E  
Wilmington, DE 19805

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**DSM**  
COMMERCIAL

# THE SPACE

|            |   |
|------------|---|
| Location   | 100 Greenhill Avenue, Suite E<br>Wilmington, DE 19805 |
| Size       | 1,581 SF  |
| Space      | Office/Flex   |
| Lease Rate | \$1,150.00 PSF (Monthly) - Plus Utilities & CAM       |
| Lease Type | MG  |

## HIGHLIGHTS

- Well-maintained 1,581 SF second-floor office suite located at the signalized corner of Greenhill and Lancaster Avenues. The space features a functional layout including a reception area, large conference room, four private offices, and an ADA-accessible restroom—ideal for a variety of office or service-based users.
- The property offers excellent visibility and convenient access to surrounding neighborhoods, downtown Wilmington, and major roadways, making it an ideal location for professional office or retail users seeking both accessibility and exposure.
- Functional layout with reception & conference room
- Four private offices
- Fully climate controlled
- Sprinklered building
- Ample on-site parking
- High-visibility corner location



### POPULATION

| 1.00 MILE | 3.00 MILE | 5.00 MILE |
|-----------|-----------|-----------|
| 24,276    | 112,370   | 193,460   |

### AVERAGE HOUSEHOLD INCOME

| 1.00 MILE | 3.00 MILE | 5.00 MILE |
|-----------|-----------|-----------|
| \$95,016  | \$101,374 | \$113,081 |

### NUMBER OF HOUSEHOLDS

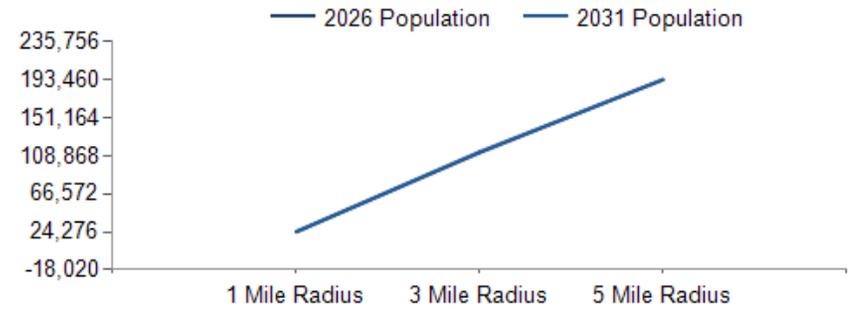
| 1.00 MILE | 3.00 MILE | 5.00 MILE |
|-----------|-----------|-----------|
| 10,192    | 48,224    | 80,949    |



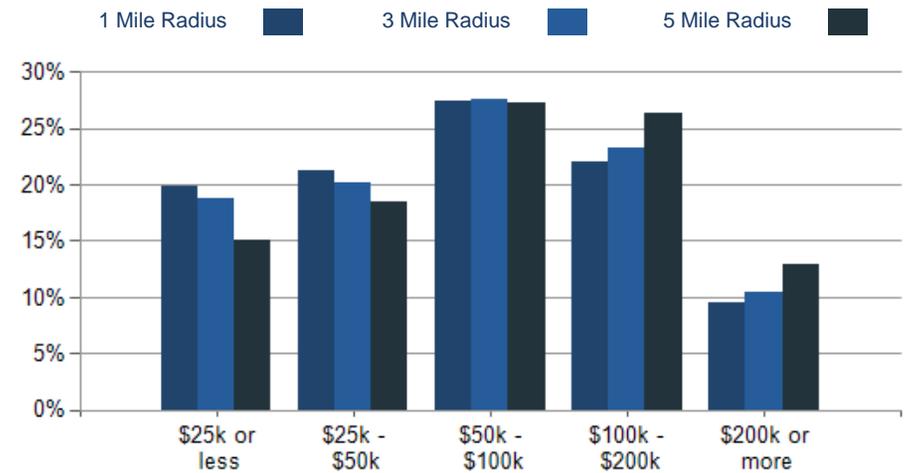


| POPULATION                         | 1 MILE | 3 MILE  | 5 MILE  |
|------------------------------------|--------|---------|---------|
| 2000 Population                    | 23,876 | 109,714 | 190,394 |
| 2010 Population                    | 24,006 | 108,933 | 188,533 |
| 2026 Population                    | 24,276 | 112,370 | 193,460 |
| 2031 Population                    | 24,584 | 113,214 | 193,375 |
| 2026 African American              | 8,225  | 45,719  | 62,665  |
| 2026 American Indian               | 157    | 564     | 999     |
| 2026 Asian                         | 339    | 2,386   | 5,378   |
| 2026 Hispanic                      | 6,240  | 20,490  | 32,487  |
| 2026 Other Race                    | 3,087  | 9,808   | 15,218  |
| 2026 White                         | 10,008 | 43,750  | 91,710  |
| 2026 Multiracial                   | 2,442  | 10,098  | 17,420  |
| 2026-2031: Population: Growth Rate | 1.25%  | 0.75%   | -0.05%  |

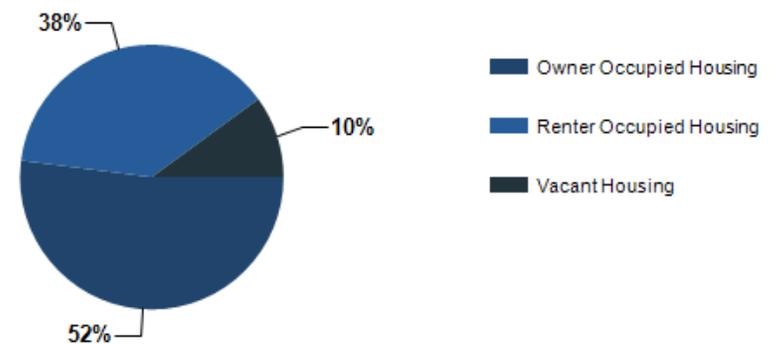
| 2026 HOUSEHOLD INCOME | 1 MILE   | 3 MILE    | 5 MILE    |
|-----------------------|----------|-----------|-----------|
| less than \$15,000    | 1,135    | 5,635     | 7,402     |
| \$15,000-\$24,999     | 880      | 3,381     | 4,804     |
| \$25,000-\$34,999     | 848      | 3,682     | 5,522     |
| \$35,000-\$49,999     | 1,322    | 6,034     | 9,394     |
| \$50,000-\$74,999     | 1,604    | 7,866     | 12,673    |
| \$75,000-\$99,999     | 1,188    | 5,384     | 9,397     |
| \$100,000-\$149,999   | 1,399    | 7,117     | 13,125    |
| \$150,000-\$199,999   | 839      | 4,061     | 8,141     |
| \$200,000 or greater  | 976      | 5,065     | 10,491    |
| Median HH Income      | \$61,969 | \$65,648  | \$76,398  |
| Average HH Income     | \$95,016 | \$101,374 | \$113,081 |



2026 Household Income



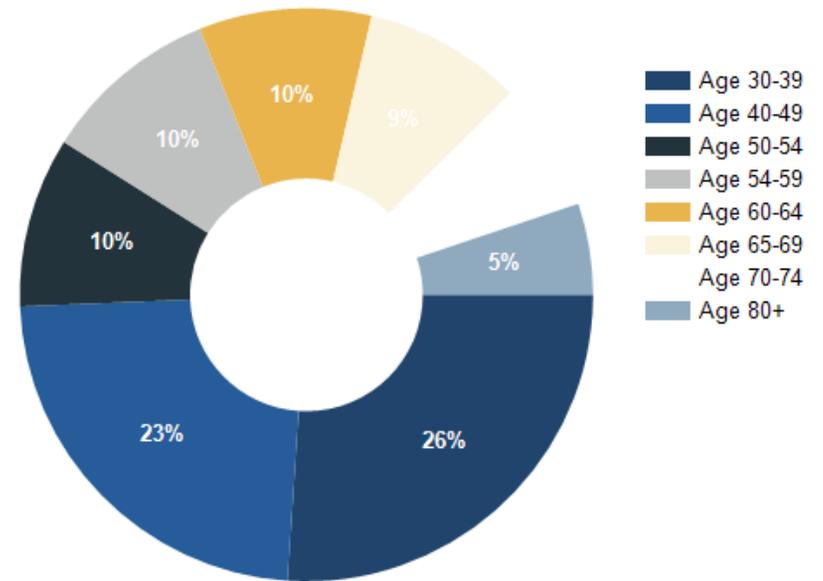
2026 Own vs. Rent - 1 Mile Radius



Source: esri

| 2026 POPULATION BY AGE    | 1 MILE | 3 MILE | 5 MILE  |
|---------------------------|--------|--------|---------|
| 2026 Population Age 30-34 | 1,820  | 8,824  | 13,932  |
| 2026 Population Age 35-39 | 1,850  | 8,130  | 13,424  |
| 2026 Population Age 40-44 | 1,791  | 7,447  | 12,641  |
| 2026 Population Age 45-49 | 1,490  | 6,444  | 11,259  |
| 2026 Population Age 50-54 | 1,351  | 6,378  | 11,307  |
| 2026 Population Age 55-59 | 1,405  | 6,562  | 11,765  |
| 2026 Population Age 60-64 | 1,370  | 6,940  | 12,676  |
| 2026 Population Age 65-69 | 1,258  | 6,472  | 11,841  |
| 2026 Population Age 70-74 | 1,023  | 4,920  | 9,469   |
| 2026 Population Age 75-79 | 725    | 3,668  | 7,127   |
| 2026 Population Age 80-84 | 412    | 2,338  | 4,759   |
| 2026 Population Age 85+   | 423    | 2,137  | 4,590   |
| 2026 Population Age 18+   | 18,847 | 88,660 | 153,989 |
| 2026 Median Age           | 38     | 38     | 40      |
| 2031 Median Age           | 39     | 39     | 41      |

Population By Age



| 2026 INCOME BY AGE             | 1 MILE    | 3 MILE    | 5 MILE    |
|--------------------------------|-----------|-----------|-----------|
| Median Household Income 25-34  | \$74,107  | \$73,798  | \$80,603  |
| Average Household Income 25-34 | \$96,617  | \$99,886  | \$107,876 |
| Median Household Income 35-44  | \$75,798  | \$79,174  | \$93,585  |
| Average Household Income 35-44 | \$105,224 | \$114,671 | \$128,632 |
| Median Household Income 45-54  | \$75,336  | \$81,685  | \$99,427  |
| Average Household Income 45-54 | \$112,489 | \$118,012 | \$135,947 |
| Median Household Income 55-64  | \$62,670  | \$67,964  | \$84,071  |
| Average Household Income 55-64 | \$105,682 | \$111,622 | \$125,684 |
| Median Household Income 65-74  | \$48,499  | \$52,539  | \$62,413  |
| Average Household Income 65-74 | \$83,686  | \$91,712  | \$101,424 |
| Average Household Income 75+   | \$63,598  | \$74,135  | \$80,951  |

