

LEASE - RAREFLEX SPACE

**1709 Philadelphia Pike
Wilmington, DE 19809**

Available

± 3,000 square feet

Asking \$3,450 per month



**MOTIVATED
OWNER
BRING OFFERS!**



**1709 PHILADELPHIA PIKE
WILMINGTON, DE 19809**

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.

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Habash Commercial Realty

205 Philadelphia Pike

Wilmington, DE 19809

(302) 544-9144

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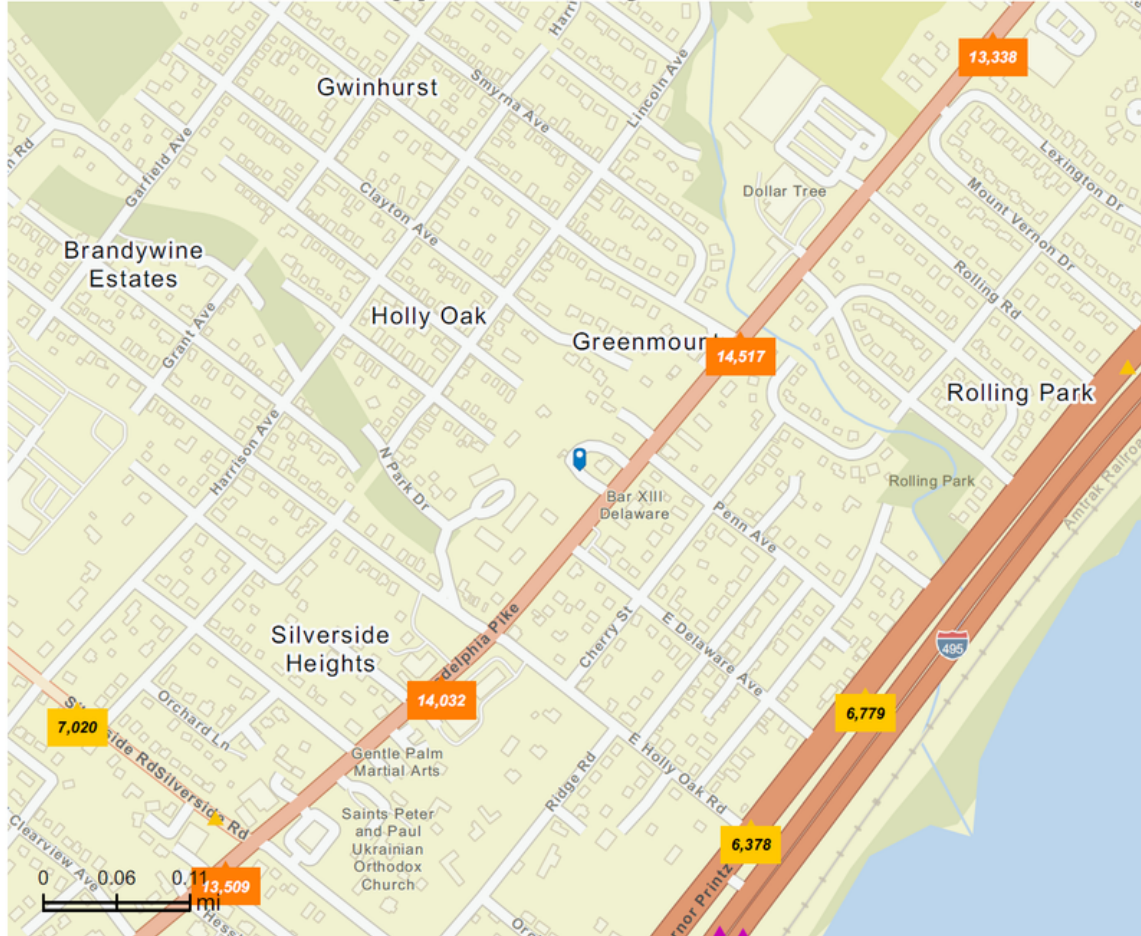
Traffic Count Map - Close Up

1709 Philadelphia Pike, Wilmington, Delaware, 19809

Rings: 1, 3, 5 mile radii



**Daily Traffic Counts
Approximately 14,517**



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DEMOGRAPHICS

Radius	1-Mile	3-Mile	5-Mile
Population (2026)	9,300	55,292	159,601
Median Age	41.7	42.8	41.9
Households	4,214	26,875	72,076
Median HH Income	\$101,916	\$99,129	\$92,181
Avg. HH Income	\$133,640	\$138,144	\$134,808
Per Capita Income	\$57,817	\$60,393	\$57,111

Address	1709 Philadelphia Pike Wilmington, DE 19809
Space Available	+/- 3,000 Square feet
Lease Rate	\$3,450 per month Motivated Owner Bring Offers
Lease Type	Gross Lease
Available	Immediate
Use	Flex Space - Show room, offices, shop

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