



### PROPERTY DESCRIPTION

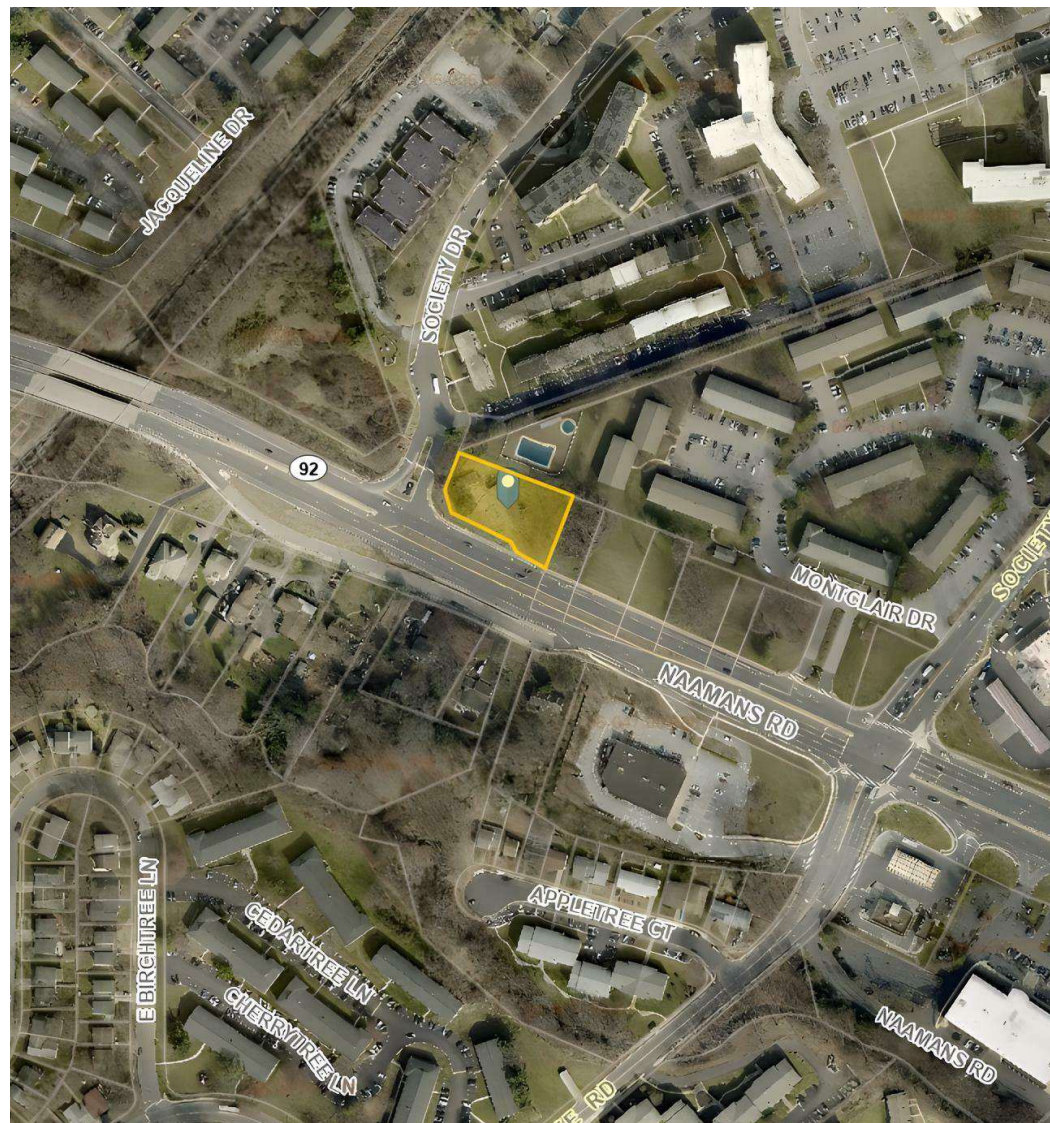
Located in a prime area with excellent visibility and accessibility, 727 Naamans Road offers a fantastic opportunity for commercial development. This 0.63-acre property is zoned Commercial Neighborhood (CN), providing flexibility for a variety of retail and business uses. The property is approved for a freestanding retail building of approximately 3,250 square feet, making it an ideal location for a new business to thrive in a highly trafficked area. Whether you're looking to build a new retail operation or expand an existing business, 727 Naamans Road provides the perfect foundation to make your vision a reality.

### PROPERTY DETAILS

- **Sale Price:** \$700,000.00
- **Building Size:** +/-3,250 SF
- **Lot Size:** 0.63 acres
- **Zoning:** CN (Commercial Neighborhood)
- **Development-Ready:** Approved for 3,250 SF freestanding building on 0.63 AC lot

### KEY MARKET INSIGHTS

- **Strategic Accessibility:** Easy access to major roads, including I-95 and Route 202, connecting to key regional hubs.
- **Affluent Demographics:** Surrounded by densely populated residential neighborhoods with high household incomes.
- **Retail and Dining Hub:** Proximity to national retailers, popular restaurants, and essential services enhances customer draw.
- **Growing Market:** Located in a thriving economic region with increasing demand for convenient shopping and services.



For More Information, Contact:

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**DSM Commercial**  
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3304 Old Capitol Trail  
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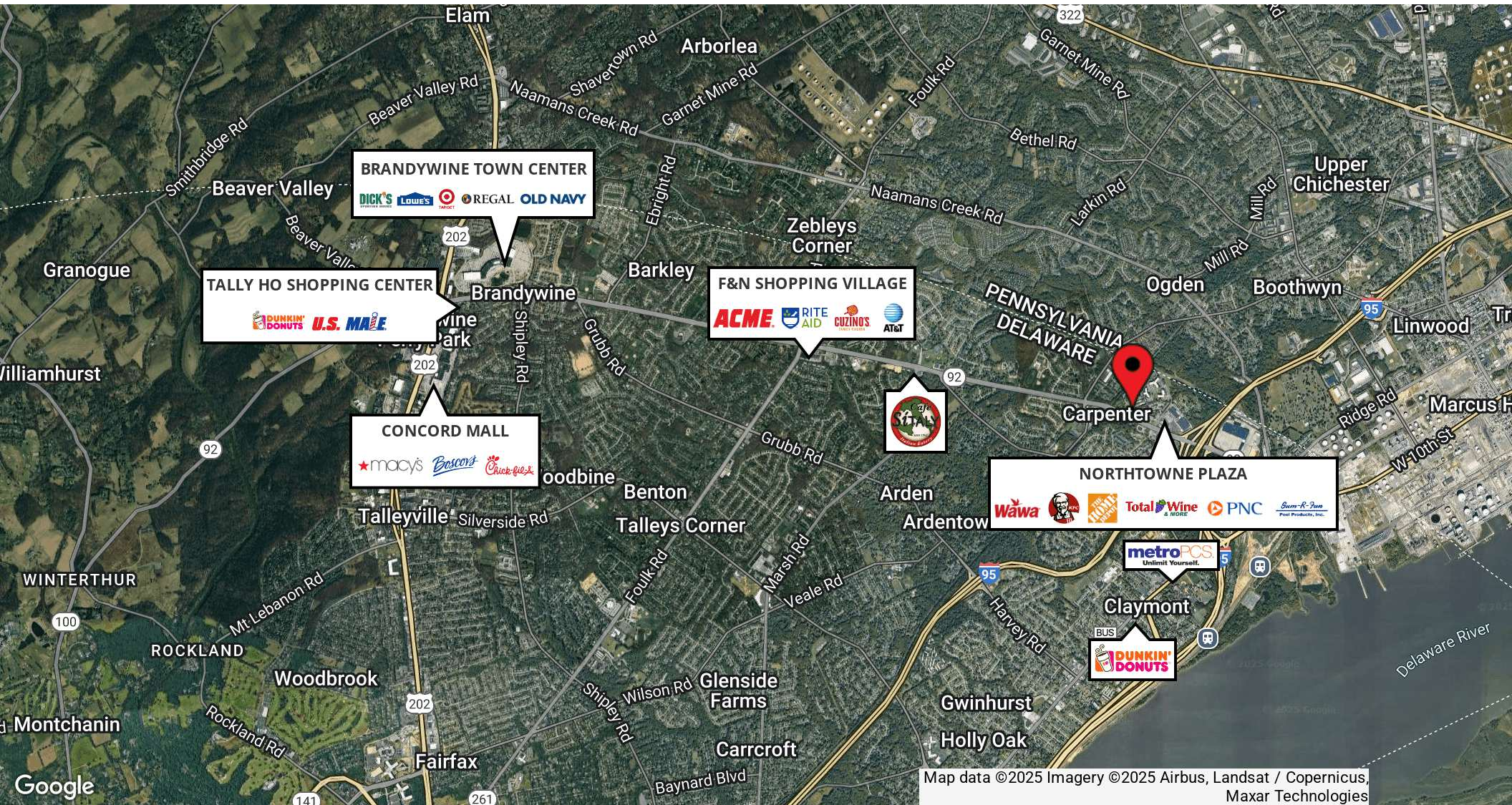


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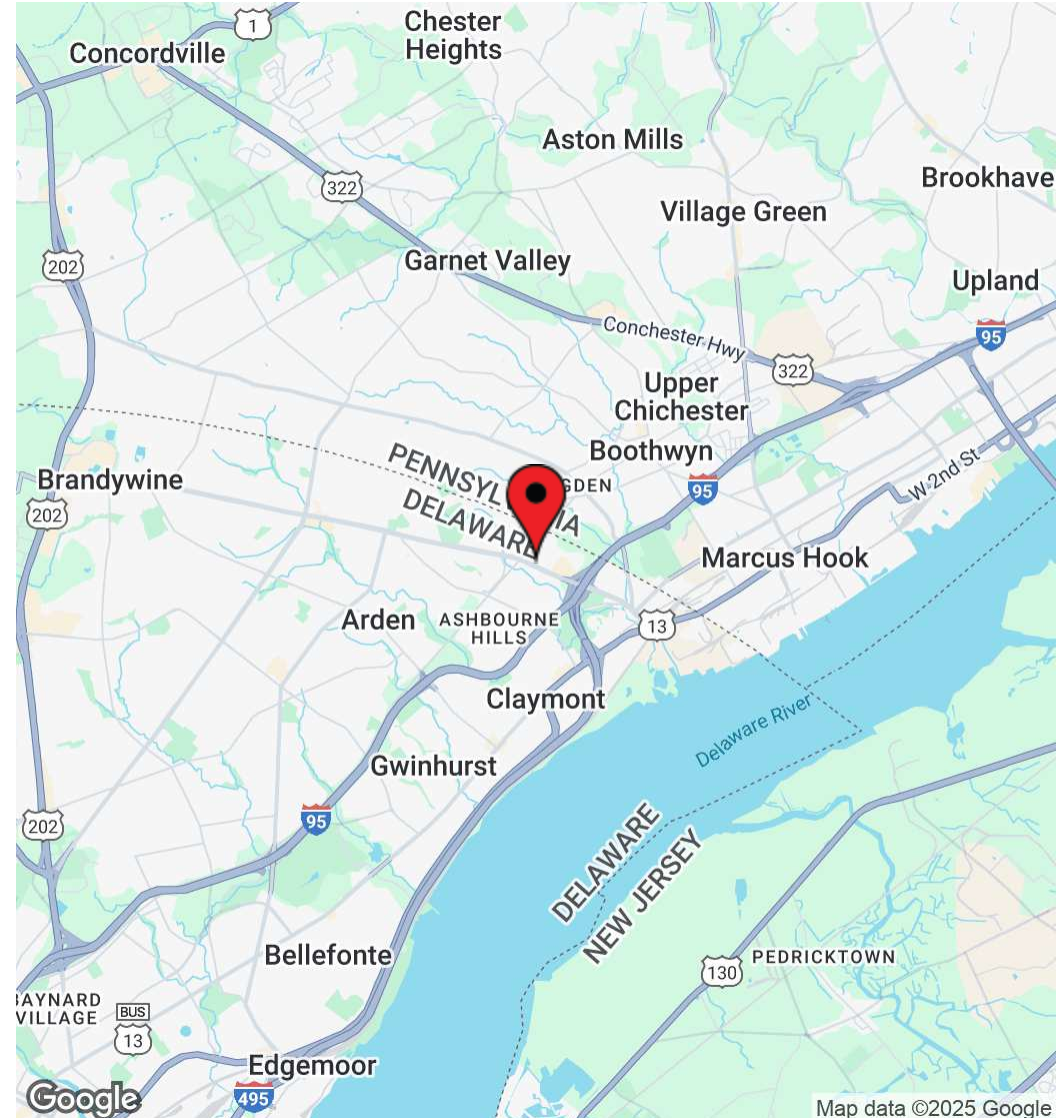
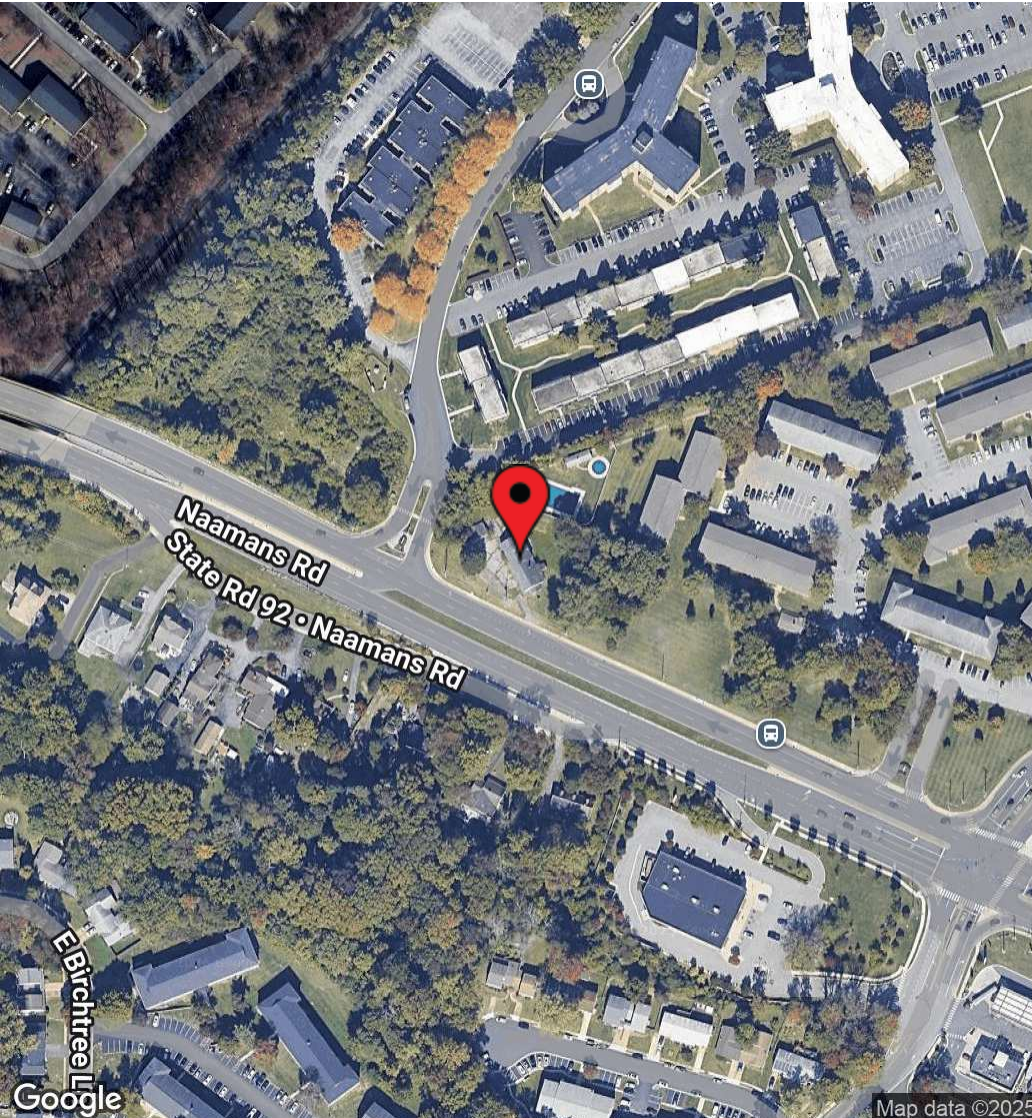
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727 Naamans Road  
Claymont, DE 19703

FREESTANDING RETAIL/OFFICE  
**FOR SALE**



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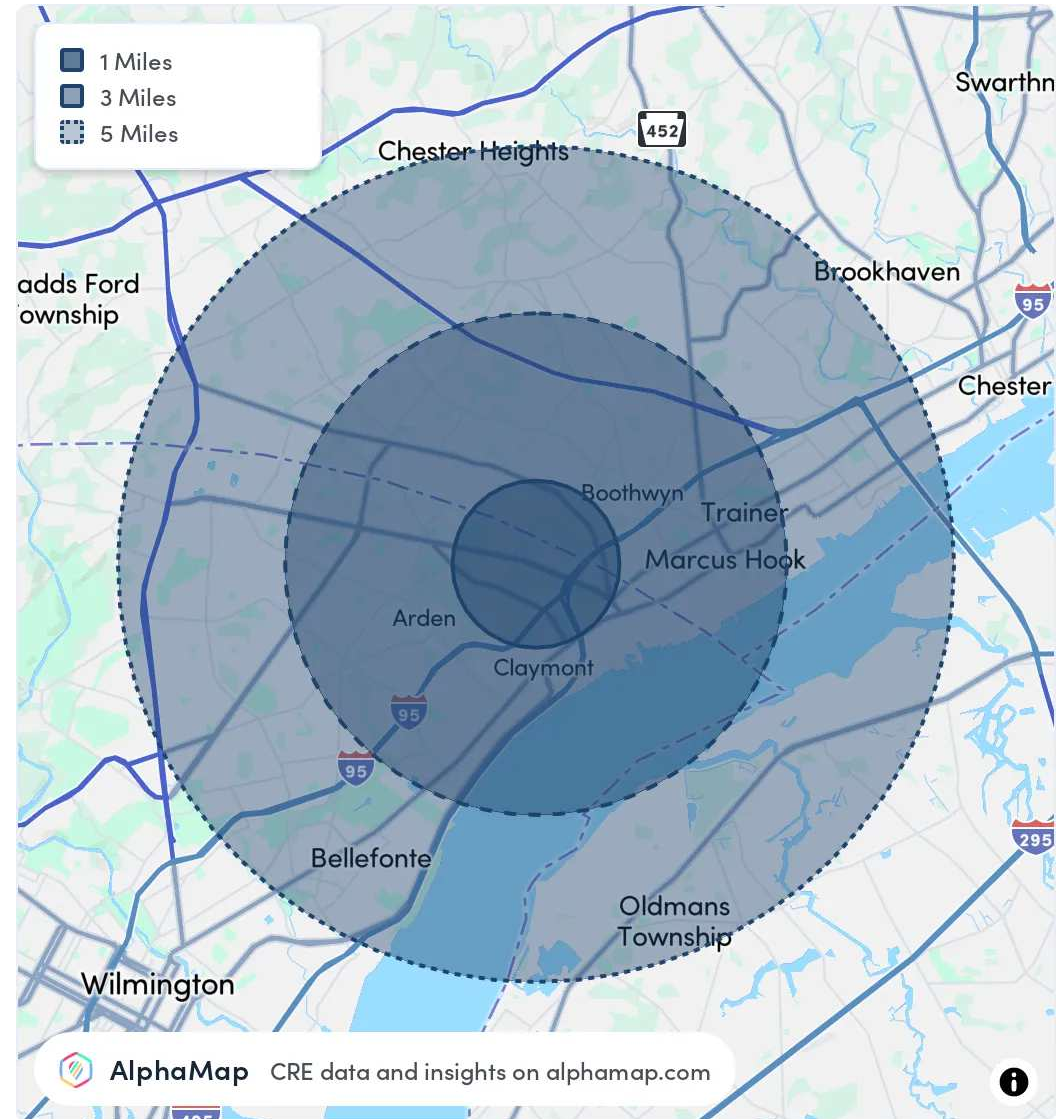


POPULATION	1 MILE	3 MILES	5 MILES
Total Population	13,712	71,444	153,910
Average Age	41	43	42
Average Age (Male)	39	41	41
Average Age (Female)	42	44	44

HOUSEHOLD & INCOME	1 MILE	3 MILES	5 MILES
Total Households	5,912	29,062	61,017
Persons per HH	2.3	2.5	2.5
Average HH Income	\$99,603	\$114,507	\$123,383
Average House Value	\$308,779	\$342,534	\$367,798
Per Capita Income	\$43,305	\$45,802	\$49,353

ETHNICITY	1 MILE	3 MILES	5 MILES
Population Hispanic	979	4,460	9,499
Population Non-Hispanic	12,733	66,984	144,411

RACE	1 MILE	3 MILES	5 MILES
Population White	6,708	46,672	100,879
Population Black	3,939	12,987	29,369
Population American Indian	33	194	395
Population Asian	1,768	5,147	9,671
Population Pacific Islander	3	31	44
Population Other	518	1,902	3,985



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