

PENN CINEMA RIVERFRONT

Dann Gladnick

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401 SOUTH MADISON STREET, WILMINGTON, DE 19801

UP TO 21,455 SF FOR LEASE



3304 OLD CAPITOL TRAIL \ WILMINGTON, DE 19808 \ 302.283.1800 \ DSMRE.COM

PROPERTY DESCRIPTION

Welcome to 401 South Madison Street, an exceptional commercial property now available for lease on the thriving Wilmington Riverfront in Wilmington, DE. Boasting a contemporary design and versatile layout, this modern space is perfectly suited to accommodate a variety of business endeavors. Featuring expansive windows that flood the interior with natural light, high ceilings that enhance the sense of space, and ample parking facilities for both employees and visitors, this property offers both comfort and practicality. Strategically positioned for maximum visibility and accessibility, 401 South Madison Street presents an enticing opportunity for businesses eager to establish a prominent presence in this bustling area. Don't miss the chance to make your mark in one of Wilmington's most sought-after locations!

PROPERTY DETAILS

- **Available:** Up to 21,455 SF
- **Minimum Divisible:** 5,647 SF
- **Lease Rate:** Please contact listing agent
- **Traffic Counts:** 63,420 VPD (signage can be seen from I-95)
- **Ceiling Height:** Up to 36' which enhances the sense of space

PROPERTY HIGHLIGHTS

- Ideal population density for retail - 6 million people residing within 50 miles
- Fantastic visibility, access and signage opportunities.
- Proximity to dining and shopping options
- Safe environment with dedicated security
- On-site maintenance staff
- Abundant surface parking for employees and visitors
- Convenient access to transportation hubs including I-95, Amtrak and the Philadelphia Airport



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RIVERFRONT MAP KEY

- | | |
|---|---|
| 1 Kalmar Nyckel Shipyards
Fort Christina Park
Old Swedes Historic Site and Church | 18 Penn Cinema Riverfront IMAX |
| 2 OperaDelaware
City Theater Co. | 19 Residences at Justlan Landing |
| 3 Wilmington Youth Rowing Assoc. | 20 Residences at Harlan Flats |
| 4 Amtrak Station | 21 Delaware Children's Museum
Riverwalk Mini Golf
Riv Athletics |
| 5 Residences at Christina Landing | 22 Public Docks |
| 6 Tubman-Garrett Riverfront Park | 23 Taco Grande |
| 7 Banks' Seafood Kitchen
Riverfront Market
Public Restroom | 24 Iron Hill Brewery & Restaurant |
| 8 101 Avenue of the Arts | 25 Big Fish Grill / Riverfront Events |
| 9 Delaware Theatre Company | 26 Hyatt Place |
| 10 Così / The Goddard School
Crescent Dental | 27 Delaware Sports Hall of Fame |
| 11 Docklands Riverfront | 28 Frawley Stadium
Wilmington Blue Rocks |
| 12 Hare Pavilion | 29 Homewood Suites |
| 13 AAA Mid-Atlantic Travel Center | 30 Chase Center on the Riverfront
The Westin Wilmington
River Rock Kitchen |
| 14 Delaware Contemporary | 31 Dravo Plaza & Dock |
| 15 Constitution Yards Beer Garden | 32 Planet Fitness |
| 16 Del Pez Mexican Gastro Pub
Goju-Robics | 33 Timothy's Restaurant
Ubun Thai Cuisine
Drop Squad Kitchen |
| 17 Riverfront Pets / Currie Hair
Veritas Wine & Spirits
Skin & Nails / Starbucks
Residences at Justlan Landing
Ciro Food & Drink
Riverfront Bakery / The Juice Joint | 34 Shipyards Center
Public Restroom |
| | 35 Russell W. Peterson Urban
Wildlife Refuge
DuPont Environmental
Education Center
Jack A. Markell Trail
Public Restroom |

RIVERFRONT MAP KEY

- Parking
- Michael S. Purzycki Riverwalk



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Summary

One or multiple concepts:

- Multiple concepts that work together
- Flexible floor plans
- Ceiling height up to 36'
- 21,455 SF available with multiple sizes and options

Combined 21,455 SF
Available



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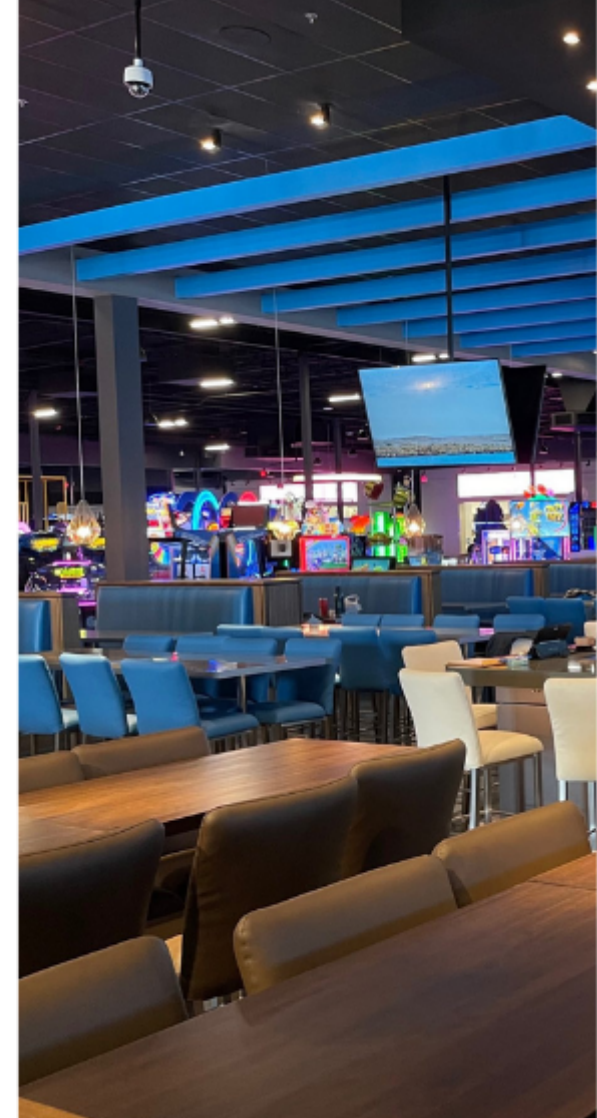
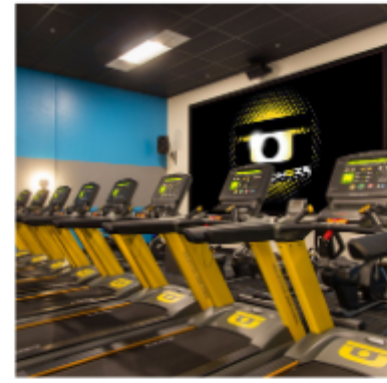
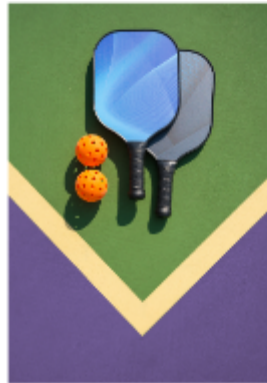
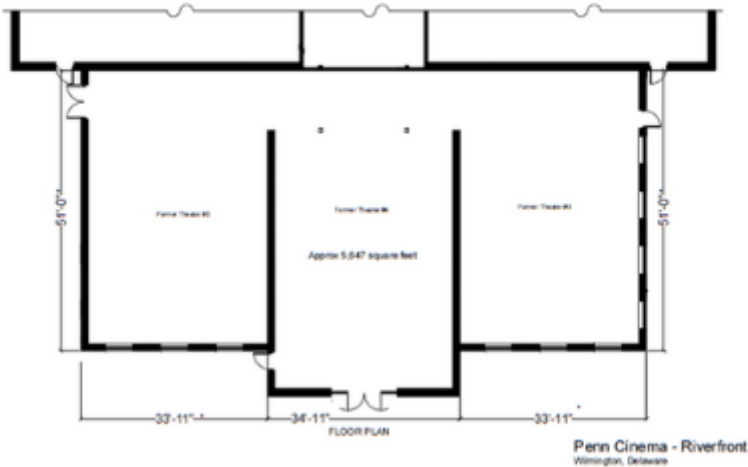
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Potential Plans & Ideas

Entertainment/Restaurants

- Adult amusement and fare
- Restaurants
- Fitness center
- Rock climbing
- Bowling
- Pickleball
- Retail suites
- Any combination of the above

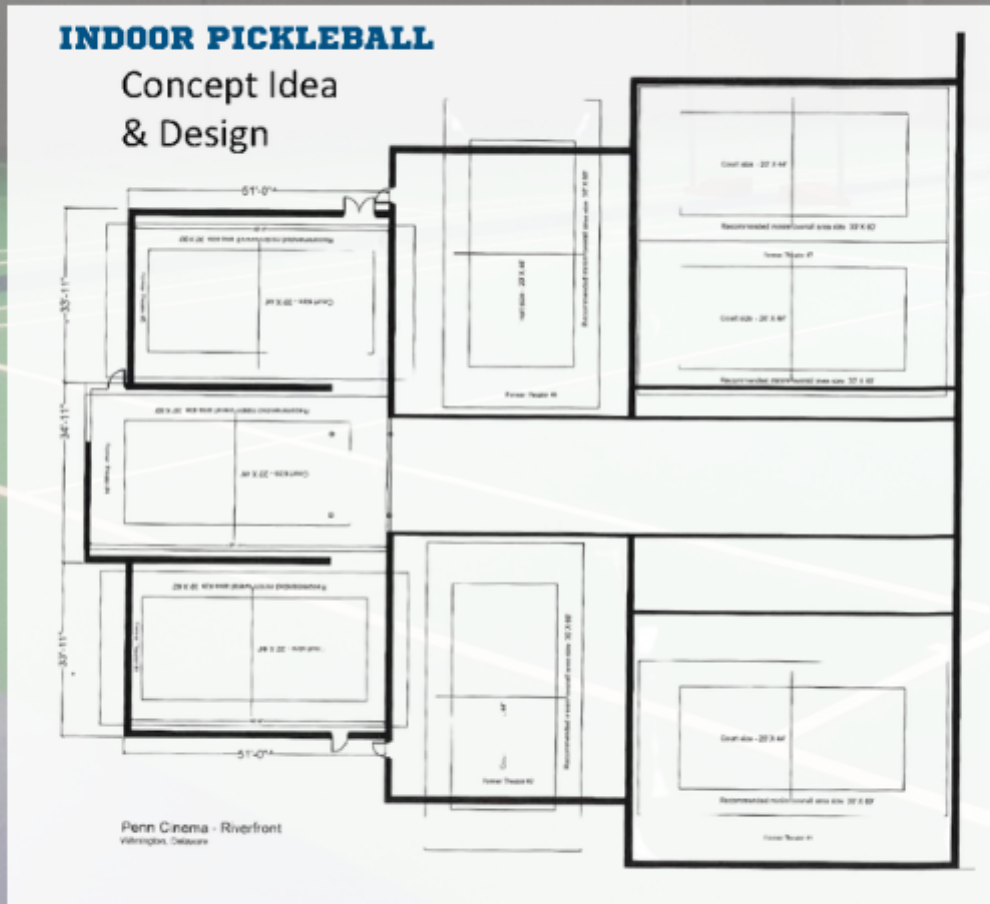


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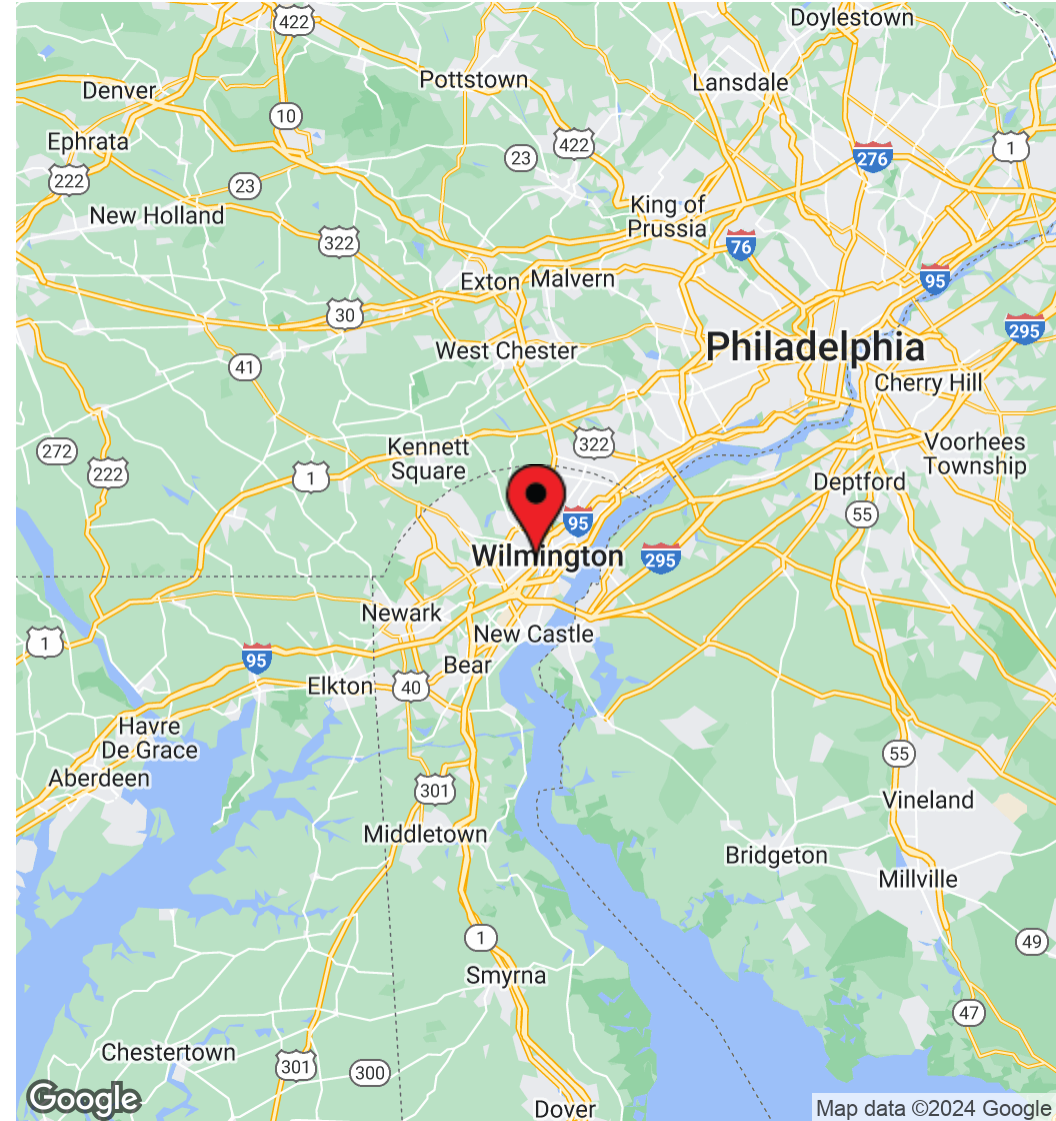
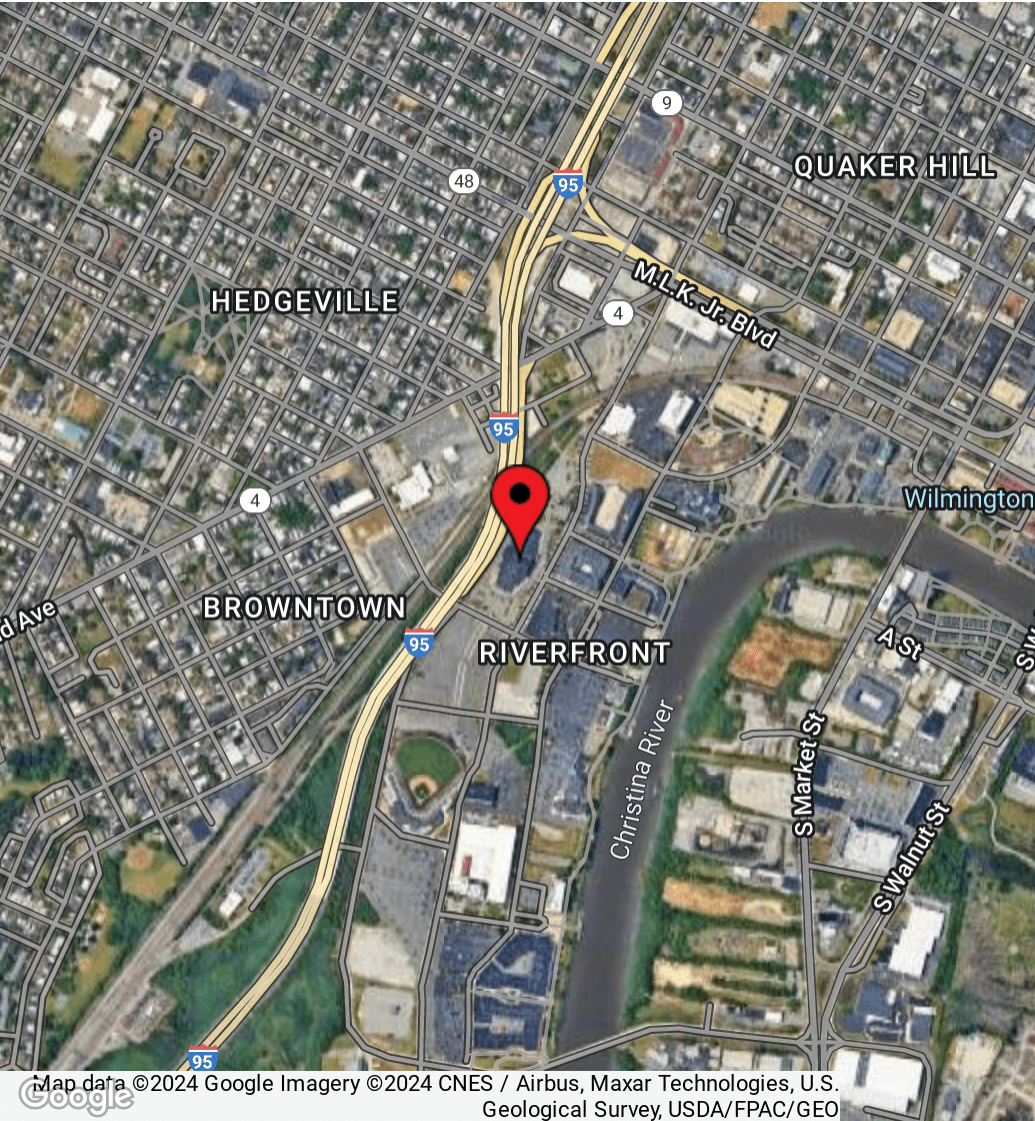
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RETAIL SPACE FOR LEASE



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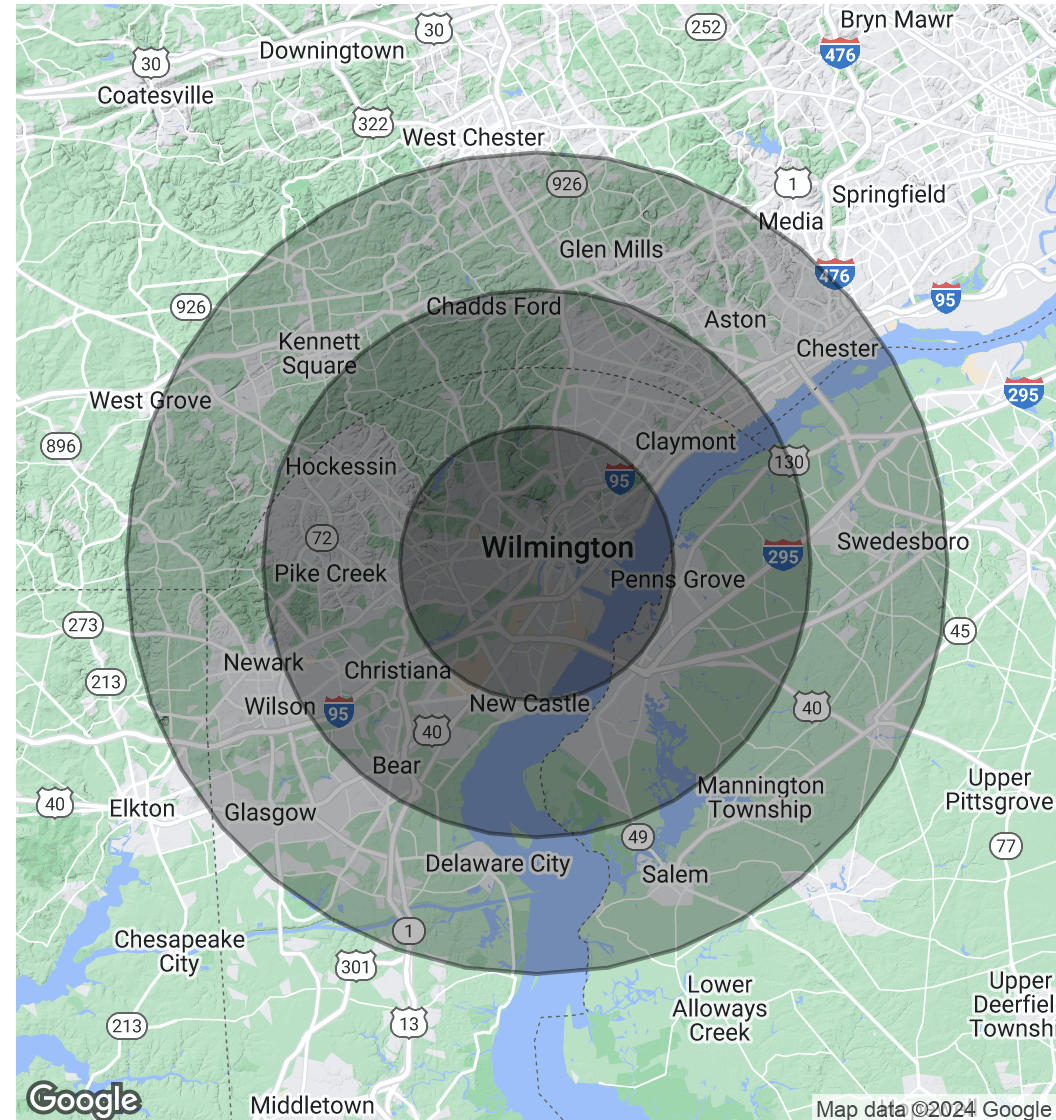


POPULATION	5 MILES	10 MILES	15 MILES
Total Population	185,149	462,452	805,304
Average Age	39.2	41.1	40.3
Average Age (Male)	37.9	39.2	38.8
Average Age (Female)	40.7	42.6	41.7

HOUSEHOLDS & INCOME	5 MILES	10 MILES	15 MILES
Total Households	81,463	194,562	324,947
# of Persons per HH	2.3	2.4	2.5
Average HH Income	\$77,494	\$91,722	\$96,784
Average House Value	\$236,448	\$269,392	\$277,007

RACE	5 MILES	10 MILES	15 MILES
Total Population - White	103,789	297,274	537,705
Total Population - Black	63,498	111,985	177,322
Total Population - Asian	4,381	25,079	39,820
Total Population - Hawaiian	74	175	222
Total Population - American Indian	639	1,450	2,203
Total Population - Other	6,896	11,558	19,594

* Demographic data derived from 2020 ACS - US Census



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