



### PROPERTY DESCRIPTION

4,000 SF unit coming available April 1, 2025 in the Lewis Commercial Center. Tucked away at the end of the cul-de-sac in a quiet business park near Banning Park and Delaware Military Academy, this space would be great for any contractor, logistics company or light manufacturing. The unit has two 14' overhead doors, 18' ceilings, gas heat and bathroom in the shop area. Also includes approximately 800 SF of nicely finished office space that includes a reception area and two private offices, one of which has a full bathroom. 6+ parking spots included.

### LOCATION DESCRIPTION

Situated in Wilmington, DE, just outside the city limits, 11 Lewes Circle offers a prime location conveniently situated near Newport, DE. The property provides easy access to I-95, Route 141, and all major transportation routes. Additionally, it is less than 2 miles from the Amazon Fulfillment Center on Boxwood Road.

### PROPERTY DETAILS

- **Available:** 4,000 SF
- **Lease Rate:** \$15/SF + Utilities
- **Ceiling Height:** 18'
- **Overhead Doors:** 2 (14')
- **Parking:** 6-8 parking spaces

### PROPERTY HIGHLIGHTS

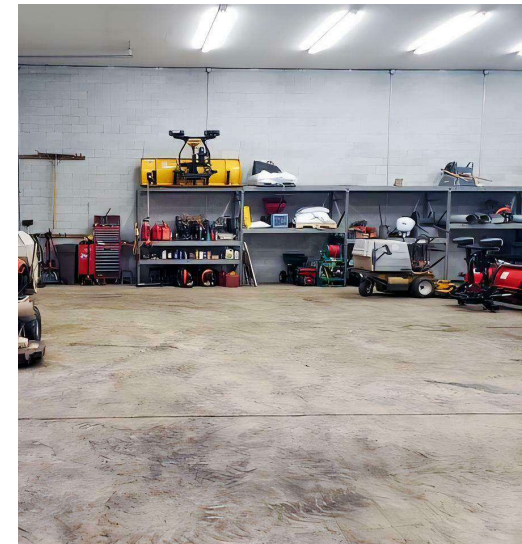
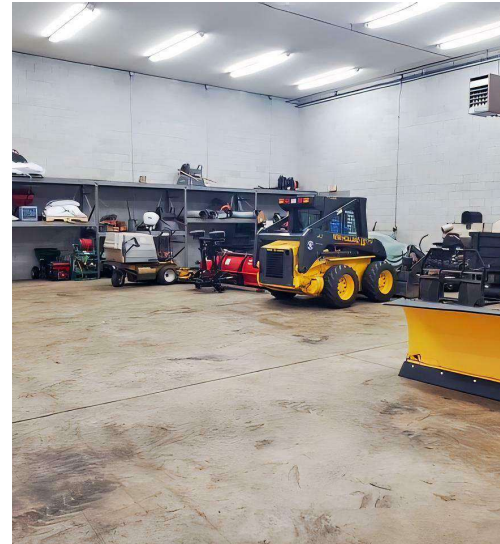
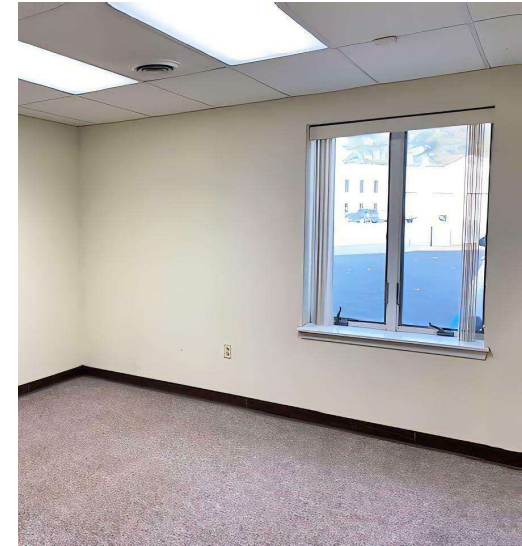
- Approximately 800 SF of nicely finished office space
- Located in a quiet area
- Heated shop



For More Information, Contact:

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**DSM Commercial**  
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3304 Old Capitol Trail  
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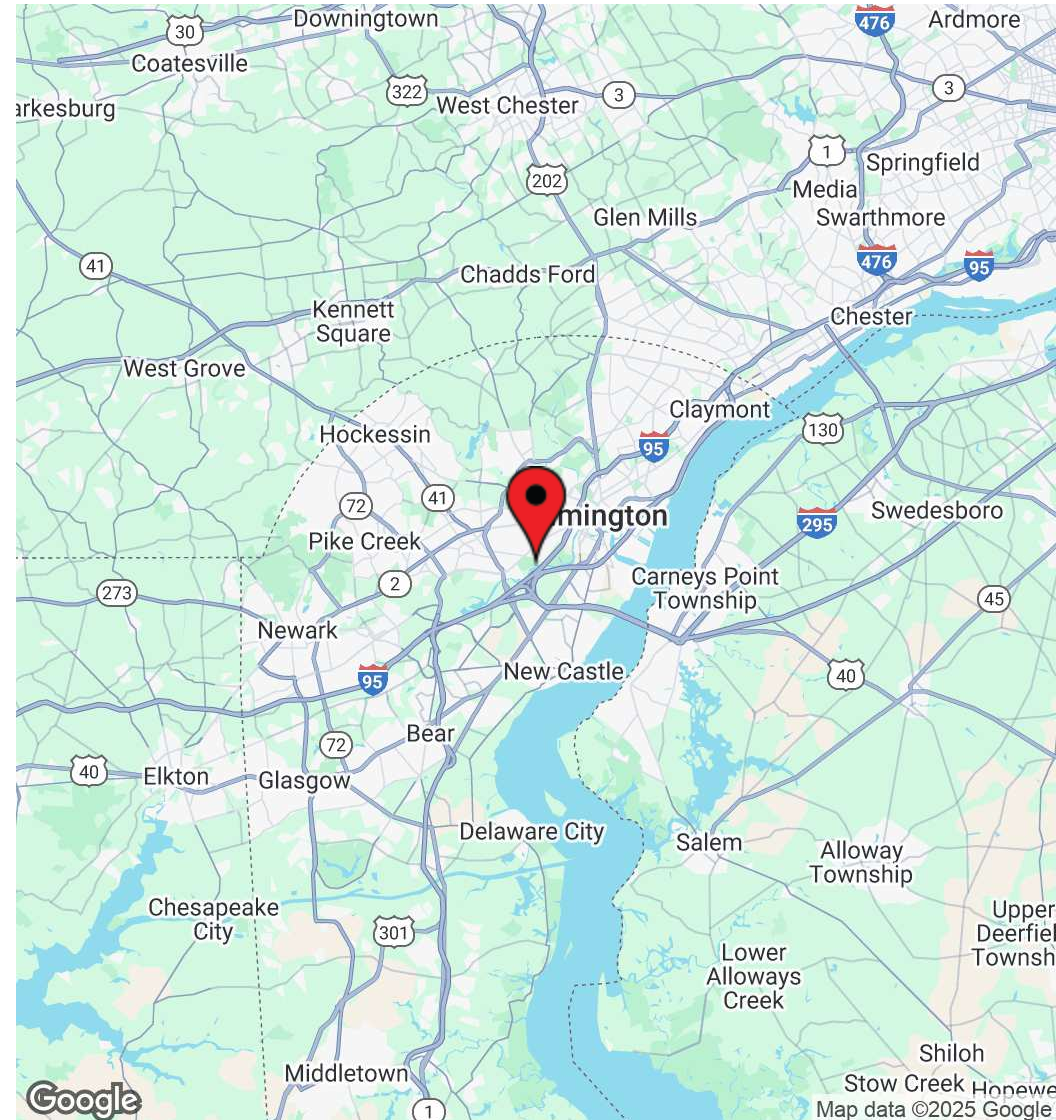
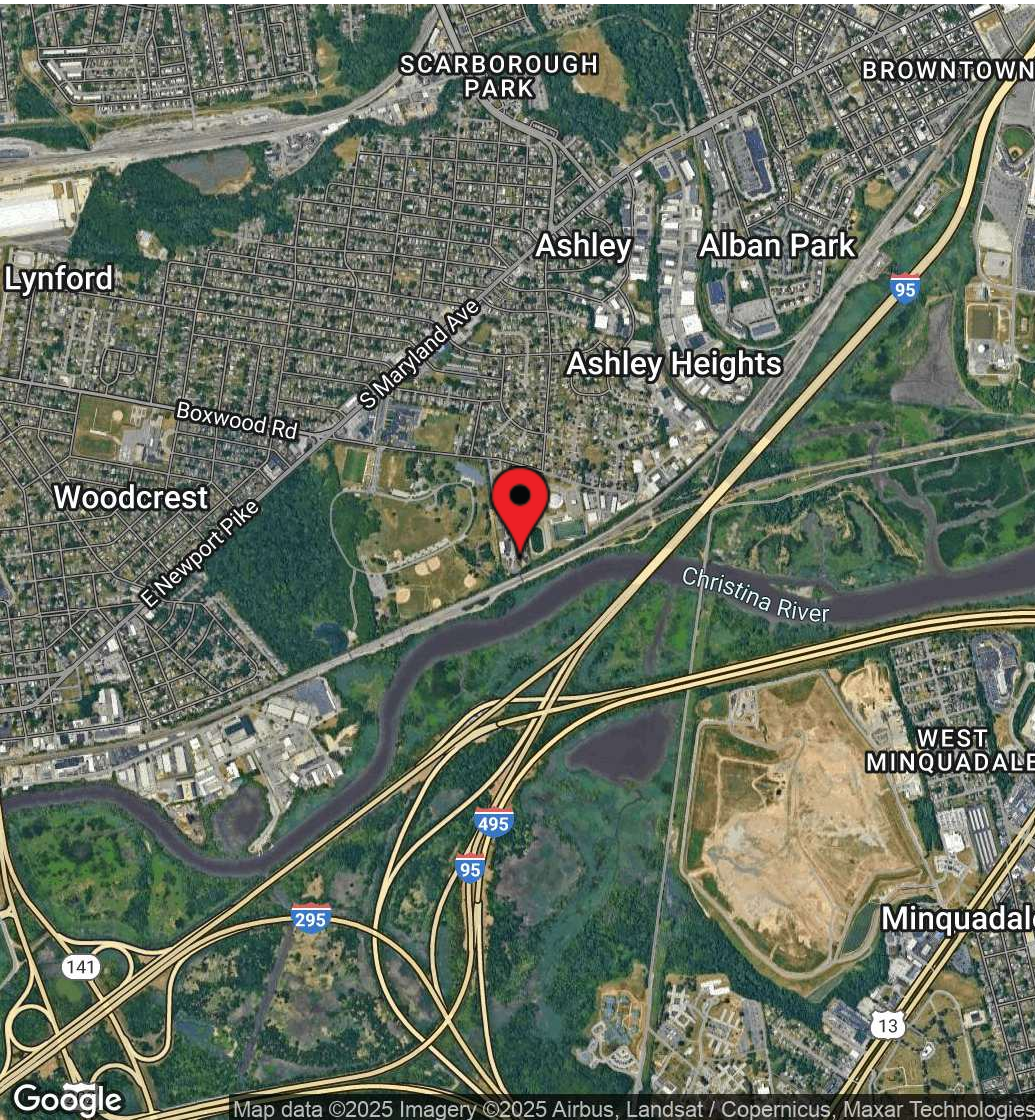
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# LEWIS COMMERCIAL CENTER

11 Lewis Circle  
Wilmington, DE 19804

# WAREHOUSE/FLEX UNIT FOR LEASE



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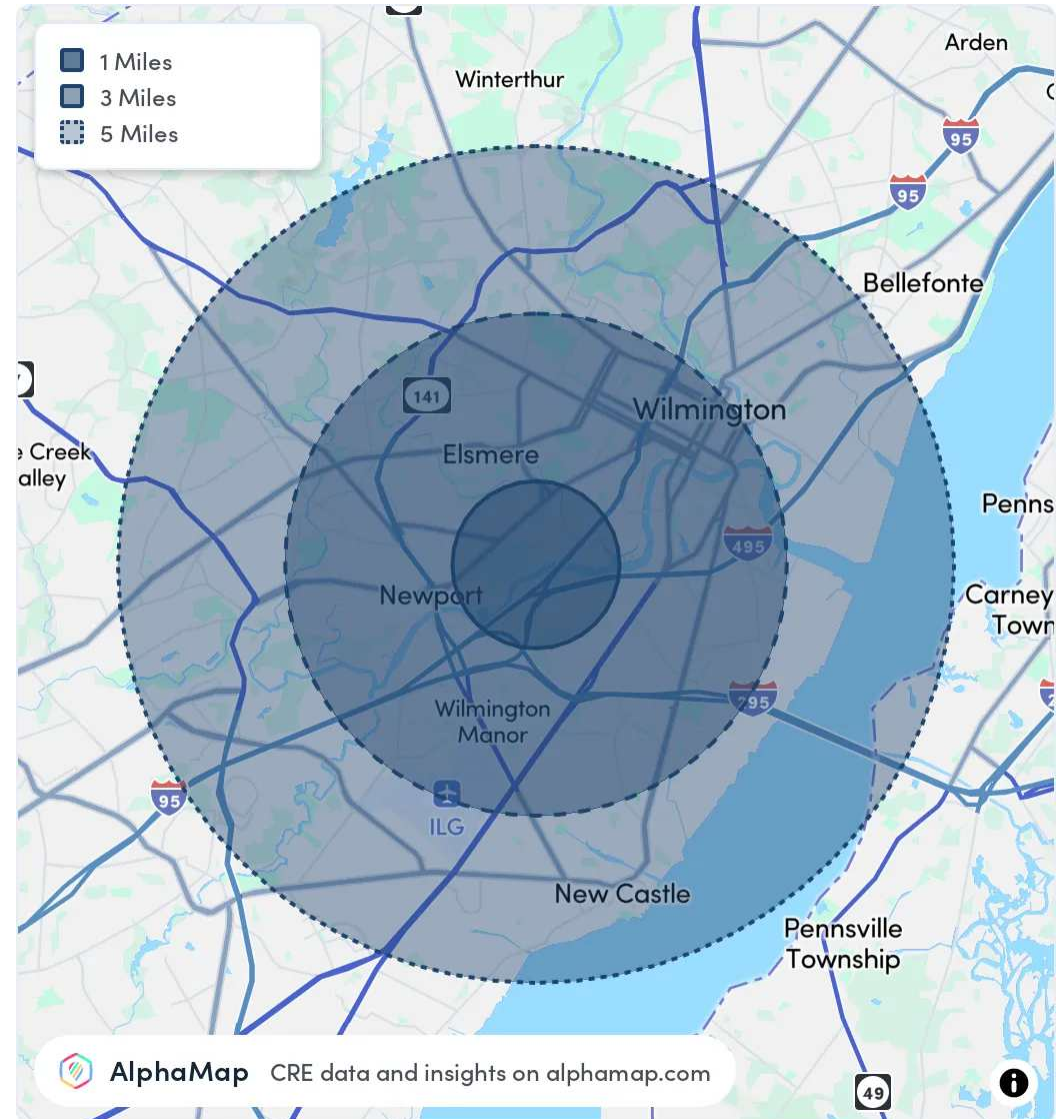
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POPULATION	1 MILE	3 MILES	5 MILES
Total Population	8,454	102,025	190,357
Average Age	39	39	41
Average Age (Male)	38	38	39
Average Age (Female)	40	40	42

HOUSEHOLD & INCOME	1 MILE	3 MILES	5 MILES
Total Households	3,295	41,782	78,605
Persons per HH	2.6	2.4	2.4
Average HH Income	\$80,798	\$75,461	\$86,259
Average House Value	\$288,451	\$265,850	\$305,822
Per Capita Income	\$31,076	\$31,442	\$35,941

RACE	1 MILE	3 MILES	5 MILES
Population White	4,526	41,223	82,458
Population Black	1,505	35,316	67,064
Population American Indian	64	758	1,146
Population Asian	65	1,605	5,140
Population Pacific Islander	5	58	86
Population Other	1,103	12,127	16,870



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